



*CITY OF ROSEVILLE
PLANNING & REDEVELOPMENT STAFF REPORT
DESIGN COMMITTEE July 19, 2007*

Gina La Torra, Associate Planner

ITEM III-A: DESIGN REVIEW PERMIT MODIFICATION & ADMINISTRATIVE PERMIT – 3975 DOUGLAS BL – GRANITE BAY VENTURES – FILE# 2007PL-048 (PROJECT# DRP-000187 & AP-000177)

REQUEST

The applicant requests approval of a Design Review Permit Modification to allow the construction of a one story, 8,529 square foot office building and associated parking. The proposed project would replace a previously approved, but undeveloped, 11,995 square foot two story office building. An Administrative Permit is also requested to authorize a parking reduction from the required 34 off-street parking stalls to 30 parking stalls (a reduction of four parking stalls).

Project Applicant: Roy Cotterhill, PWC Architects
Project Owner: David Reed, Granite Bay Ventures

SUMMARY RECOMMENDATION

The Planning & Redevelopment 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 with seventy-seven (77) conditions of approval; and
- C. Adopt the two (2) findings of fact for the Administrative Permit; and
- D. Approve the Administrative Permit with two (2) 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

The project site is located on the north side of Douglas Boulevard, between East Roseville Parkway and Sierra College Boulevard (Attachment 1). The site is within the Infill area of the City; however, the site is immediately east of the Northeast Roseville Specific Plan (NERSP) area and north of the Southeast Roseville Specific Plan. The 0.81-acre site is currently developed with a small office building that was built in the 1960's. The existing building would be demolished as part of this project.

On February 16, 2006, the Design Committee approved a Design Review Permit for the construction of an 11,995 square foot three-story office building on the project site. The approved project (Attachment 3) included one floor of office space located above the parking area, and a third floor rooftop game room and mechanical equipment space. The approved building was 50 feet in height to the top of the three story stairwell and elevator tower. An Administrative Permit was also approved at the time, allowing an eight space parking reduction.

After an extensive feasibility analysis, the applicant has chosen not to pursue the approved project for financial considerations. The applicant is now proposing a one-story office project with at-grade parking. The proposed building would be 3,466 square feet smaller than the original building.

PROJECT DESCRIPTION

The current request is to allow the construction of a one-story, 8,529 square foot office building. The office building would be located to the west side of the site and parking would be located to the east side of the site, similar to the existing development on the property (see Attachment 2). The project would involve substantial grading of the site to accommodate a sidewalk and ADA-accessible ramp along Douglas Boulevard. The applicant is also requesting a parking reduction to allow the parking required to be calculated from net leasable square footage (rather than gross), consistent with the adjacent NERSP.

SITE INFORMATION

- A. Location:** 3975 Douglas Boulevard
- B. Roseville Coalition of Neighborhood Associations (RCONA):** This parcel is located within the Olympus Point Neighborhood Association. To date, the Planning & Redevelopment Department has not received any inquiries or comments regarding the project.
- C. Total Acreage:** Approximately 0.81 acres
- D. Site Access:** Access to the site is provided via a private common driveway off of Douglas Boulevard. Currently, and in the previously approved project, there is a one-way exit onto Douglas Boulevard that would be removed as part of this project.
- E. Grading:** The site has a grade difference of over 20 feet from the high point along the north property line to the low point along Douglas Boulevard. Although the side is currently developed, an additional 1,270 cubic yards will need to be exported from the site to allow for a sidewalk along Douglas Boulevard and additional parking. The proposed project would reduce the amount of exported material by 3,130 cubic yards less than the approved project.

ADJACENT ZONING AND LAND USE

Location	Zoning	General Plan Land Use	Current Use
Site	General Commercial (GC/SA)	Community Commercial (CC)	Office
North	General Commercial (GC/SA)	Community Commercial (CC)	Commercial
South	Community Commercial (CC)	Community Commercial (CC)	Douglas BI/Retail
East	General Commercial (GC/SA)	Community Commercial (CC)	Iron Stone Bank
West	General Commercial (GC/SA)	Community Commercial (CC)	Nursery

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

ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	None	20' (18' to building projections)
Landscape Setbacks	20' from Douglas Boulevard	20' (18' to building projections)
Building Height Limit	50'	24'
Parking Spaces	34 (1 space per 250 sq. ft.)	30 *

* The Administrative Permit to authorize a parking reduction is evaluated later in this report.

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A), Site Details (Exhibit B), Site Sections (Exhibit C), Floor Plan (Exhibit D), Roof Plan (Exhibit E), Elevations (Exhibit F), Landscape Plan (Exhibit G), Preliminary Grading Plan (Exhibit H), Preliminary Cross Section (Exhibit I), Preliminary Utility Plan (Exhibit J), and Photometric Plan (Exhibit K). A Color and Materials Board will be provided to the Design Committee at the hearing.

DESIGN REVIEW PERMIT MODIFICATION EVALUATION

The evaluation of the Design Review Permit Modification for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance and the City's Community Design Guidelines. As proposed and conditioned, the project complies with the applicable guidelines identified in the above listed documents. The remainder of the Design Review Permit Modification evaluation section will focus on design guidelines that warrant additional review and consideration by the Design Committee.

Height

The proposed one-story office building would be replacing a three-story (50' tall) office building. The proposed building would be 24 feet tall, approximately 26 feet lower in height than the previously approved building. Due to the topographic variation on the site, the pad of the building will be approximately eight feet higher than the grade of Douglas Boulevard. This is consistent with other commercial properties along the north side of Douglas Boulevard. Staff feels that the building height is appropriate for the location and recommends approval of the building as proposed.

Streetscape Design

The Community Design Guidelines recommend that projects have a minimum setback of 20 feet from the back of curb to allow for landscaping and pedestrian amenities. The habitable portion of the proposed building would be setback twenty feet from the ultimate back of curb and would have approximately two feet of architectural projections encroaching into the setback. The Engineering Division has required that the right turn lane, running the length of the property, be increased in width and length, which will consume area that could have been dedicated to landscaping.

A sidewalk is not currently provided along Douglas Boulevard. In order to provide a sidewalk, extensive use of retaining walls is required. However, even with the walls, the project will still provide a substantial landscape frontage. The landscape area between the new sidewalk and street, and between the sidewalk and parking area/building, will include primary street trees, consistent with the Community Design Guidelines. The retaining walls will be softened by extensive landscaping. Staff believes that the site constraints, including a significant grade change, represent a unique situation that warrants a two-foot deviation from the 20-foot land setback for the architectural projections.

Pedestrian/Bikeway Access and Circulation

The Community Design Guidelines require that commercial projects provide continuous pedestrian walkways within the public right-of-way. The Improvement Standards require a minimum eight foot wide public sidewalk adjacent to commercial projects. The proposed private sidewalk will be five feet in width. The reduced width is necessary to minimize the grading and retaining walls that would have been necessary to accommodate an eight foot sidewalk, which would further reduce landscaping in the frontage. The Engineering Division has reviewed the sidewalk design and has not recommended any additional modifications.

Grading

The project will involve additional grading along the north property line and along Douglas Boulevard. Due to the shallow lot, the large topographic variation, and the addition of a sidewalk, several retaining walls are proposed. A ten foot retaining wall will be located along the north property line and a combination of retaining walls will be located adjacent to the sidewalk at Douglas Boulevard, with the tallest section being six feet tall. Although the guidelines discourage retaining walls over six feet tall, the retaining walls will be softened through the use of extensive landscaping. The retaining wall along Douglas Boulevard will be split-face CMU block and will be broken-up with several plaster treated pilasters. A decorative wrought iron guard rail will be located on top of the wall.

The proposed grading and retaining walls are necessary to allow development of the site. Additionally, there is space adjacent to the retaining walls to allow for sufficient plantings so that the retaining walls are well incorporated into the landscaping.

Trash Enclosure

The Community Design Guidelines state that trash enclosures shall meet the City's design standards, should be located away from main project and building entrances, should be constructed of materials consistent with the building, and shall allow for a three foot landscape buffer area. The project will include a trash enclosure that meets the City design standards, will be constructed of materials complimentary to the building and will have a minimum three foot landscape buffer. However, the trash enclosure will be located near the driveway entrance to the property (see Exhibit A). The driveway is accessed via a shared driveway off of Douglas Boulevard.

Staff has worked with the Refuse Division and the applicant to determine the most appropriate location on the site for the trash enclosure that will meet the intent of the Community Design Guidelines and the Refuse Division's access requirements. Due to the narrowness of the lot, driveway location and parking lot design, the proposed location was the only one that could meet the 65-foot clear approach requirement. In an effort to enhance the appearance of the trash enclosure, staff recommended that the applicant include additional architectural details to the trash enclosure doors, such as a grid pattern applied to the flat panel door. Landscaping will surround the trash enclosure to minimize visibility, consistent with the Community Design Guidelines. Additionally, the trash enclosure will be located in a far corner of the property that is not visible from Douglas Boulevard. No change is recommended.

Landscaping

The Community Design Guidelines recommend that slopes not exceed more than four to one. Due to the site's existing steep slope and proposed sidewalk, some of the planting areas adjacent to Douglas Boulevard will have a slope of two to one. Two to one slopes are not uncommon for the Douglas Boulevard corridor, given the changes in grade on the north side of the street. The landscaped frontage will be densely planted with a variety of plants and trees. The Landscape Architect has stated that the plantings will be able to grow in the proposed slope. Condition number 69 requires that the landscaping be maintained. The landscaping will also meet the Roseville Water Efficient Landscape Guidelines. The proposed grading and landscape plans were reviewed with the Engineering Department, which does not have any issues with the proposed slope. No change is recommended.

The Community Design Guidelines require that the following parking lot planters widths be provided:

- Eight feet for large canopy trees
- Six feet for medium canopy trees
- Four feet for small canopy trees

The planter widths in the proposed landscape plan do not meet the minimums established in the Community Design Guidelines. Along the north property line, a five foot planter will be provided for large

canopy trees (8' is required). In the north area of the parking lot, peninsula planters are shown at five feet for medium canopy trees (6' is required). The planter area that borders the south portion of the parking lot is six feet for large canopy trees (8' is required). The planter area along Douglas Boulevard is six and a half feet for large canopy trees (8' is required). Although these planter areas do not meet the recommended widths, the landscape architect has stated that the proposed planter widths will still be able to accommodate the trees. The Landscape Architect has also indicated that root barriers will be installed adjacent to the curb to prevent root damage to the adjacent hardscape areas. Additional trees have been planted to guarantee that the parking areas will be at least 50 percent shaded in 15 years.

DESIGN REVIEW PERMIT CONCLUSION

Zoning Ordinance Section 19.78.060(C) requires two findings of fact be made in order to approve a Design Review Permit Modification. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made for the proposed Design Review Permit Modification. The two findings for approval of the Design Review Permit Modification are contained in the Recommendation section of this report.

ADMINISTRATIVE PERMIT EVALUATION

Section 19.26.030.C.3 of the Roseville Zoning Ordinance provides for parking reductions for an individual use. An applicant can apply for an Administrative Permit to allow a reduction of the required parking when they can provide evidence that their use functions differently than the generic use type and associated parking standards. The Administrative Permit may be approved if the required findings can be made for the parking reduction for an individual use. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

1. ***Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate.***

The adjacent NERSP requires that office uses provide parking based on net building square footage rather than gross square footage. This is because office buildings typically have large lobbies, stair cases/elevators, and other common areas that are not part of their leasable square footage. The applicant has requested that their project be parked on net similar to other projects along the Douglas Corridor.

Most office buildings have an efficiency rate or net leasable area equivalent to 90 – 85% of the gross building square footage. The proposed building has an 88% efficiency rate resulting in a net leasable square footage of 7,500 square feet. Based on the net leasable square footage, the parking requirement would be 30 parking spaces, resulting in a reduction of four parking spaces. The applicant is providing 30 parking spaces on site. The proposed design optimizes the amount of parking and building area that can be developed on this site.

2. ***Overflow parking will not impact any adjacent use.***

The NERSP allows office projects to park on net rather than gross square footage. Staff has visually surveyed several projects along the Douglas Corridor (within the NERSP) and believes that adequate parking is available in these projects. Therefore, staff does not believe that an office project parked on net square footage would impact adjacent uses.

ADMINISTRATIVE PERMIT CONCLUSION

Staff believes the project will function similarly to other office projects in the NERSP and Douglas Boulevard Corridor. The previous Design Review Permit was approved with a parking reduction based on these findings. The project has 7,500 net useable square feet and provides adequate parking for its leasable area. Therefore staff believes the required findings can be made for the proposed Administrative Permit to allow a parking reduction of four parking spaces.

ENVIRONMENTAL DETERMINATION

The project is categorically except from the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15332 pertaining to in-fill development projects and pursuant to Section 305 of the City of Roseville CECA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as listed below for the Design Review Permit Modification – Granite Bay Ventures Office Building – 3975 Douglas BL – 2007PL-048(DRP-000178);
 1. *The proposed modification is substantially consistent with the intent of the original approval.*
 2. *The proposed modification complies with all applicable standards and requirements of this Title, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and applicable Specific Plan.*
- B. Approve the Design Review Permit Modification for Granite Bay Ventures Office Building – 3975 Douglas BL – 2007PL-048(DRP-000178, AP-000177) with seventy-seven (77) conditions of approval;
- C. Adopt the two findings of fact as listed below for the Administrative Permit - Granite Bay Ventures Office Building – 3975 Douglas BL – 2007PL-048(AP-000177);
 1. *Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards as excessive and the proposed parking standards are appropriate.*
 2. *Overflow parking will not impact any adjacent use.*
- D. Approve the Administrative Permit for Granite Bay Ventures Office Building – 3975 Douglas BL – 2007PL-048(DRP-000178, AP-000177) with two (2) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 2007PL-048 (DRP-000178):

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 **July 19, 2009**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **July 19, 2009**.
2. The project is approved as shown in Exhibits A - K and as conditioned or modified below. (Planning)
3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)

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)

PRIOR TO BUILDING PERMITS:

7. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
10. The Landscape plan shall comply with the Community Design Guidelines and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)

13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
15. A separate **Site Accessibility Plan** which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. 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)
17. 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.
18. 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)
19. 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)
20. 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)
21. The frontage along Douglas Blvd. shall be widened to accommodate a 10 ft. wide right turn lane measuring 200 feet in length with a 60 foot taper. The on street bike lane along Douglas Boulevard shall be maintained across the project frontage. An 8 foot detached pedestrian path shall be constructed along the project frontage. (Engineering)

22. The onsite driveway shall allow for full turning movements. The egress to this driveway shall be controlled with a stop sign and stop bar. The intersection of this driveway and the onsite drive aisle shall be hatched and clearly delineated as “KEEP CLEAR” to help facilitate the ingress/egress movements. (Engineering)
23. A note shall be added to the grading plans that states:
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
24. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
25. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
26. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units or cast in place concrete with fascia treatment. (Engineering)
27. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
28. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
29. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
30. Prior to the approval of the improvement plans, it will be the project proponents responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
31. "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)"

32. The applicant shall pay for all applicable water, pressure zone 2, SSBA 4 and sewer fees. (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 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)
34. The applicant shall disconnect and abandon all water mains from San Juan Water. (Environmental Utilities)
35. A bike locker and rack is required and shall be provided per the site plan. (Planning, Transportation)
36. 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)
37. 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)
38. 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)
39. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
40. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
41. 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
42. 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)
43. 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)

44. 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:

45. 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)
46. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. A 18-foot wide public utilities easement along all road frontages.
 - b. Water and sewer easements.
47. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Engineering, Environmental Utilities, Electric)
48. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
49. 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)

50. 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)

51. The project shall be addressed as 3975 Douglas Blvd. 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)

52. 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)

53. 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)

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

55. 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)

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

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

58. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

59. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

60. 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)

61. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
62. 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)
63. 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)
64. 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.
65. One ¾" 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)
66. 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:

67. 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)
68. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
69. 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)
70. 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)
71. 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)
72. 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)

73. 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 or not and if site remediation is required. (Fire)
74. 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)
75. 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)
76. 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)
77. 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)

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT 2007PL-048 (AP-000177):

1. This permit shall be valid for a period of two (2) years from this date and shall expire on **July 19, 2009**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than one year from **July 19, 2009**. (Planning & Redevelopment)
2. This Administrative Permit is approved based on the proposed professional office use and square footage. Uses that have parking requirements that are greater than one to 250 square feet, per the Zoning Ordinance, may require additional approvals. (Planning & Redevelopment)

ATTACHMENT:

1. Vicinity Map
2. 2005 Site Aerial
3. DRP 05-25 Plan Set

EXHIBITS:

- A. Site Plan
- B. Site Details
- C. Site Sections
- D. Floor Plan
- E. Roof Plan
- F. Elevations
- G. Landscape Plan
- H. Preliminary Grading Plan

- I. Preliminary Cross Section
- J. Preliminary Utility Plan
- K. Photometric Plan

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