

# Planning & Housing Department Staff Report Planning Commission Meeting May 26, 2011

Prepared by: Tricia Stewart, Associate Planner

ITEM VI-A: DESIGN REVIEW PERMIT MODIFICATION – ALTA MANOR PHASE 2 – 930 OAK RIDGE DRIVE - FILE # 2005PL-100 (DRP-000366)

# **REQUEST**

The applicant requests approval of a modification to the approved design for Phase 2 of the Alta Manor project, which consists of a 12,560 square foot (16 units) assisted living building fronting Oak Ridge Drive.

Applicant – Ken Wang, Alta Manor Property Owner – Daniel Fong

#### **SUMMARY RECOMMENDATION**

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

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification; and
- B. Approve the Design Review Permit Modification subject to sixty-six (66) conditions of approval.

# **SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues associated with this project.

#### **BACKGROUND**

The project site is located at 930 Oak Ridge Drive and has a zoning designation of Planned Development (PD) for a nursing home. The majority of the site is developed with the Alta Manor Senior Care Facility, which provides a continuum of care for seniors with varying levels of needs ranging from assisted living to memory care.

On September 14, 2006, the Planning Commission approved a Design Review Permit and Administrative Permit for the project. On September 21, 2006, the City Council approved a Rezone for the project. Specifically, these approvals allowed for the following:

- a Design Review Permit to allow construction of a 47,976 square foot assisted living facility which
  included an assisted living building and a memory care building and four duplexes (eight, 2bedroom units) with associated parking, landscaping, and lighting;
- an Administrative Permit to allow a parking reduction of five (5) spaces; and
- a **Rezone** to change the zoning of a portion of the property from Floodway to Planned Development 19 (Nursing Home).

Phase 1 of the project included the construction of the assisted living and memory care buildings and overall site improvements. Phase 1 is complete and has been in operation since 2008. Phase 2 of the project included four duplexes (8 units, 16 beds) totaling 9,616 square feet. The timing for the construction of Phase 2 was dependent on tenant occupancy levels of the Phase 1 buildings and market conditions.

At this time, the applicant is ready to begin Phase 2 of the project. The applicant requests approval of a Design Review Permit Modification (DRPMOD) to change the design of the approved Phase 2 portion

of the project from four duplexes to a single 12,560 square foot assisted living building along Oak Ridge Drive.

#### **EVALUATION**

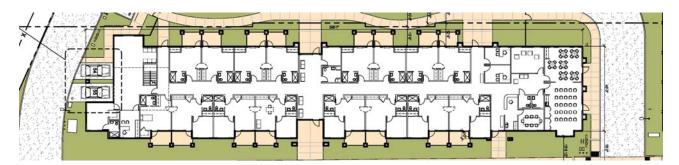
Section 19.78.060.J of the City of Roseville Zoning Ordinance requires that two findings be made to approve a Modification. The required findings are listed below in *italicized bold print* and are followed by an evaluation.

- 1. The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.
- 2. The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan and the applicable Community Design Guidelines.

The intent of the original duplex design was to provide a level of "independent" care at Alta Manor for elderly residents that required only minimal assistance. However, the applicant has determined that there is more of a need for a higher level of care (assisted living) that cannot be provided efficiently within individual units such as duplexes. The new design offers the same number of beds as were offered with the duplexes (16 beds), but within a single building which is better suited for this level of care. The square footage has increased from 9,616 to 12,560 square feet due to the common hallways and new facilities for resident and staff use (lounge, activity room, offices, medication room, tub room, break room, storage, etc.), but is located within the same footprint. The increase in square footage has a negligible impact on demands.



Approved Site Plan - Duplexes



Proposed Site Plan – Assisted Living

which includes front porches and trellises, residential style windows and doors, window awnings, and

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stone wainscot. The building's wall planes and roofline are varied to provide enhanced streetscape appeal. Building height ranges from approximately 16 feet at the first roofline to 28 feet at the top of the cupola. The design of the building is consistent with the requirements of the original approval, which required a design that complemented the surrounding residential neighborhood and is consistent with the City's Community Design Guidelines. The proposed design is also consistent with the design of the existing buildings already constructed on site. The applicant has provided a description of the building design, which is provided as Attachment 1 (Statement of Design Intent).



Approved Design



**Proposed Design** 

Special attention was paid to the landscape plan under this DRPMOD to ensure that the landscaping maintained a residential character. The plan includes a variety of trees, shrubs, and ground cover. Thirteen trees (seven little gem southern magnolias and six flowering pears) are proposed along the Oak Ridge Drive frontage, which is four more than were proposed under the approved plan. The southern magnolias will be 24" box sized which will provide for a more established streetscape appearance. The shrubs and ground cover proposed provide a variety of sizes and color.

With the original approval, the Phase 2 parking for the duplexes was calculated based on the senior apartments ratio of one space per unit, which required a total of eight spaces. With the proposed change from duplexes to assisted living, the parking is calculated based on the community care facility ratio of one space per 0.75 units, which requires 12 spaces. This results in a shortage of four spaces beyond what had been anticipated for the duplexes. Therefore, two standard and two compact spaces are proposed as a part of this DRPMOD, which will be located adjacent to the fire roundabout (stalls 44 and 45 on Sheet DR2) and two spaces located just south of the Phase 2 building (stalls 54 and 55 on Sheet DR2).

Staff has found the proposed DRPMOD to be in substantial compliance with the original approval and in compliance with the City's General Plan, Zoning Ordinance, and Community Design Guidelines.

# **PUBLIC OUTREACH**

In addition to the standard 300-foot radius notification mailed to surrounding property owners, the Planning & Housing Department sent written notification to the Meadow Oaks & Sierra Gardens Neighborhood Association on January 5, 2011 informing the board members of the project application. No comments were received from this notice.

On March 17, 2011, the applicant presented the proposed project to the association and addressed questions related to the proposed landscaping and size of the new units. The applicant indicated that the association was supportive of the project.

Staff followed up with the president of the association on April 12, 2011 to confirm their support of the project. Staff also provided a copy of the proposed landscape plan along Oak Ridge Drive to provide further clarification on the proposed landscaping. No additional comments or concerns were raised.

To date, staff has not received any inquiries or comments from any other interested parties.

#### **ENVIRONMENTAL DETERMINATION**

An Initial Study and Negative Declaration were prepared for the original project, which included a Rezone, Design Review Permit, and Administrative Permit, which was recommended for adoption by the Planning Commission on September 14, 2006 and adopted by the City Council on October 4, 2006. The Planning & Housing Director has determined that the proposed project is in substantial conformance with the previously approved project and will not result in any new environmental impacts. Therefore, no further environmental review is required.

# **RECOMMENDATIONS**

The Planning & Housing Department recommends that the Planning Commission take the following actions (A-B):

- A. Adopt the two (2) findings of fact for the DESIGN REVIEW PERMIT MODIFICATION ALTA MANOR PHASE 2 930 OAK RIDGE DRIVE FILE # 2005PL-100 (DRP-000366) as stated in the staff report; and
- B. Approve the DESIGN REVIEW PERMIT MODIFICATION ALTA MANOR PHASE 2 930 OAK RIDGE DRIVE FILE # 2005PL-100 (DRP-000366) subject to the sixty-six (66) conditions of approval listed below.

# **CONDITIONS OF APPROVAL DESIGN REVIEW PERMIT MODIFICATION (DRP-000366)**

- 1. This design review permit modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **May 26, 2013**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **May 26, 2013**. (Planning)
- 2. The project is approved as shown in Exhibits A K and as conditioned or modified below. (Planning)
- All conditions of approval included under the original approval File# 2005PL-100 (DRP-000071, AP-000129, & RZ-000032) shall remain in effect except as modified by these conditions. (Planning)
- 4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Public Works, Environmental Utilities, Electric, Finance)
- 5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Public Works)

- The applicant shall not commence with any on-site improvements or improvements within the rightof-way 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. (Public Works)
- 7. 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. (Public Works)

# PRIOR TO ISSUANCE OF 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--9 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, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
    - 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)
- Signs and/or striping shall be provided on-site as required by the Planning Department to control
  on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and
  legible manner. (Planning)
- 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 project Landscape Plans shall comply with the following:
  - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)

- b. 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)
- c. The landscape plan shall comply with the City's Community Design Guidelines and the City of Roseville Water Efficient Landscape Ordinance (Ordinance 4786).
- 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)
- e. The Valley Oak tree proposed in adjacent to parking stalls 44 and 45 near the roundabout shall be changed to the Sawleaf Zelkova and shifted approximately one to two feet to the east. (Planning)
- f. A flowering pear tree shall be located in the landscape planter directly to the west of parking stall 54. (Planning)
- 12. 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)
- 13. 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)
- 14. 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)
- 15. For 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)
- 16. Building permit plans shall comply with all applicable code requirements (California Building Code CBC based on the International Building Code, California Mechanical Code CMC based on the Uniform Mechanical Code, California Plumbing Code CPC based on the Uniform Plumbing Code, California Fire Code CFC based on the International Fire Code with City of Roseville Amendments RFC, California Electrical Code CEC based on the National Electrical Code, and California Energy Standards CEC T-24 Part 6), 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. (Building)

- 18. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
- 19. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering Land Development Division) for building/suite addressing. (Public Works)
- 20. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
- 21. If required by the TSM Ordinance based upon the number of employees at Alta Manor, the applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Alta Manor to be reviewed and approved by the Transportation Commission. (Public Works)
- 22. 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)
- 23. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 24. 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 recycled 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)
- 25. Applicant shall install a new manhole on the northern side of the proposed building. The existing sewer that extends between the two buildings shall become privately maintained. Sewer easement shall be quit-claimed by city. (Environmental Utilities)
- 26. Unused water services are to be abandoned.(Environmental Utilities)
- 27. 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)
- 28. 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)
- 29. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. Existing enclosure is adequate for Phase 2. No new enclosure is required; however, conditions for existing enclosure are to be maintained. (Refuse)
- 30. 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)
- 31. 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)
- 32. 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 (Electric)
- 33. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
- 34. Increased run-off from the developed areas shall be collected on-site and diverted to a formal storm drain system. (Parks & Recreation)
- 35. Access gates from the project into the open space shall not be provided. (Parks & Recreation)
- 36. 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:**

- 37. 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)
- 38. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - a. Water and sewer easements. (Public Works, Environmental Utilities)
  - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 39. Easement widths shall comply with the City's Improvement Standards and Construction Standards. 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. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
- 40. 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)
- 41. If required by the TSM Ordinance based upon the number of employees at Alta Manor, the applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Alta Manor to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
- 42. 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)
- 43. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 44. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)

- 45. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
- 46. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
- 47. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 48. 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)
- 49. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 50. 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)
- 51. 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.
- 52. 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)
- 53. The existing electric infrastructure is single phase along the eastern property line of this parcel. 120/240 volt, single phase is the only service voltage available for the proposed development. (Electric)

#### **OTHER CONDITIONS OF APPROVAL**

54. 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)

- 55. 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)
- 56. 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)
- 57. 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)
- 58. 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)
- 59. 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)
- 60. 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)
- 61. 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)
- 62. 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)
- 63. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
  - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);

- b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
- c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

# **ATTACHMENTS**

- 1. Statement of Design Intent
- 2. Conditions of Approval for 2005PL-100(DRP-000071, AP-000129, & RZ-000032)

#### **EXHIBITS**

- A. Sheet DR0 Title Page
- B. Sheet DR1 Roof Plan
- C. Sheet DR2 Site Plan
- D. Sheet DR3 Previous Site Plan
- E. Sheet DR4 Floor Plans
- F. Sheet DR5 Floor Occupancy Plan
- G. Sheet DR6 Renderings
- H. Sheet DR7 New Building Elevations
- I. Sheet DR8 Detail Sheet
- J. Sheet C1 Utility Plan
- K. Sheet LA Landscape Plan

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