

PLANNING DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING June 21, 2012

Prepared by: Wayne Wiley, Associate Planner

<u>ITEM III-B:</u>
DESIGN REVIEW PERMIT – ROSEVILLE SQUARE AUTO ZONE – 361 ROSEVILLE SQUARE – FILE # 2012PL-030 (PROJECT # DRP-000431)

REQUEST

The applicant requests approval of a Design Review Permit to construct a 7,842 square foot retail building for an Auto Zone auto parts store with associated site improvements.

Project Applicant: Bob Eynck, RFE Engineering Property Owner: Gus Gianulias, Roseville Square, LLC

SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit; and
- B. Approve the Design Review Permit with sixty-six (66) 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 two parcels within the Roseville Square Shopping Center, at 361 and 1167 Roseville Square. The lots are located on the corner of Harding Boulevard and Estates Drive and are surrounded by an office building to the north, a commercial building to the west, and a mix of business professional and community assembly uses to the south and east.

Roseville Square was originally constructed in 1961 and currently consists of five multi-tenant buildings and several single tenant pad buildings. In 2007, the Planning Department approved a Design Review Permit Modification that allowed the re-construction of the Ross building after it was destroyed by a fire (currently Sunflower Market). During that entitlement process, the applicant indicated that the design and detail provided on the building would set the standard for the future remodel of the center. As such, in 2008 when Buildings A and B of the center were remodeled, the applicant matched the design of the previously approved project. To date, the buildings located at 361 and 1167 Roseville Square have not been remodeled.

PROJECT DESCRIPTION

With this request the applicant proposes to demolish the existing buildings (previously occupied by Firestone auto repair and Roseville Family Pizza restaurant) and construct a new 7,842 square foot retail building at 361 Roseville Square with associated parking on the adjacent parcel, at 1167 Roseville Square. The proposed building design will be consistent with the previously approved DRPMODs for the center and will incorporate similar materials, colors, and architectural embellishments used on the recently remodeled buildings.

SITE INFORMATION

Location: 361 & 1167 Roseville Square, Infill, APN's 013-270-015-000 & 013-270-020-000

Roseville Coalition of Neighborhood Associations (RCONA): The site is located in the Folsom Road neighborhood association, which is currently inactive.

Total Acreage: 0.51 acres (361 Roseville Square); 0.28 acres (1167 Roseville Square)

Site Access: Primary access to the project site will be provided via two standard 35 foot wide, type A-7 driveways off of Harding Boulevard and Estates Drive. In addition, a reciprocal parking agreement exists for the center, which will further allow access to and from the adjacent lots.

Grading: The site was previously graded with the construction of the existing buildings. With the proposed request only minimal grading will be necessary for construction of the new building and site improvements.





ZONING/SPECIFIC PLAN REGULATIONS

Development Standards & Design Guidelines	Required	Proposed
Building Setbacks	20'	25' adjacent to Harding Blvd. / 45' adjacent to Estates Dr.
Landscape Setbacks	20'	25' adjacent to Harding Blvd. / 45' adjacent to Estates Dr.
Building Height Limit	50' maximum	26'
Parking Spaces	Retail Sales and Services 1 space / 300 sq. ft. (7,842 / 300) = 26	32
% of compact spaces	(up to 30% max)	0
# of handicapped spaces	2	2
% of shaded parking	50%	50%
Bicycle Racks	1	0*

*Bicycle parking will be required per the Zoning Ordinance and California Green Building Code. See bicycle parking discussion below.

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A), Landscape Plan (Exhibit B), Elevations (Exhibit C), and Grading & Drainage Plan (Exhibit D).

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit has been based on the applicable development standards within the City's Zoning Ordinance and Community Design Guidelines (CDGs). Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the Recommendation section of this report. The following sections of evaluation focus on pertinent design issues.

Site Planning & Building Siting: The proposed Auto Zone building will be set back approximately 25' and 45' from Harding Boulevard and Estates Drive, respectively. The proposed setbacks will provide a sufficient buffer from the street allowing adequate space for landscaping, sidewalks, and onsite improvements, while also providing an appropriate streetscape presence.

The store's main entrance will be located on the southwest elevation, visible from Harding Boulevard, and parking will be provided to the west of the building. A sidewalk will be constructed around the western and southern portions of the building to provide pedestrian access to the building's main entrance from the parking lot.

Vehicle Access & Circulation: Vehicle access to the site is provided via driveways off Harding Boulevard and

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Estates Drive, and will allow full turning movements. The internal circulation pattern will consist of two drive aisles located along the northern and western portions of the site. The northern drive aisle will be located behind the building and will run parallel to Harding Blvd and will provide access to the adjacent properties to the west. The drive aisle along the western portion of the site will run perpendicular to Harding and will provide primary access to the proposed Auto Zone auto parts store and the existing Wise Buys retailor located on the adjacent parcel.

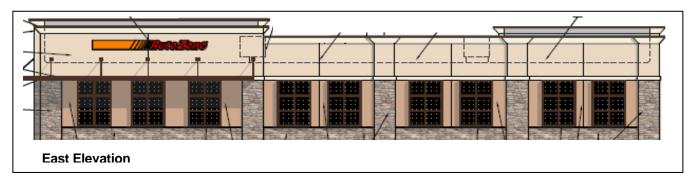
Parking: As proposed, the project will provide a surplus of six parking spaces (26 required and 32 provided). However, the proposed building and associated parking will be located on separate parcels. As such, a reciprocal parking and access agreement is required between the two lots. Staff has included Condition #3 to ensure this agreement is recorded.

Landscaping: Consistent with the Community Design Guidelines, the project will provide a 25 foot wide landscape setback along Harding Boulevard and 45 foot wide setback along Estates Drive. With establishment of the landscape corridor, a new five foot wide sidewalk will be constructed along the project frontage, four Bay Laurels will be planted along Estates Drive, and seven Crape Myrtles and seven Date Palms will be planted within the landscape corridor adjacent to Harding Boulevard. Staff recognizes that the use of Date Palms is not specifically called out as a primary street tree; however, previous approval of the Roseville Square remodel allowed the use of these trees along the project

frontage with future landscape improvements. As such, to ensure continuity with the rest of the center, the applicant is proposing the use of Date Palm trees along the Harding Boulevard street frontage.

In addition to the landscape corridor, the project will provide parking lot shade trees in three, eight foot wide by forty foot long parking lot planters. The landscaping internal to the site will include seven 15 gallon Hackberry trees with associated shrubs and groundcover (see Exhibit B). As proposed, the landscape plan is consistent with the design intent of the CDG and no changes are recommended.

Architecture: The proposed Auto Zone store will be constructed with a wood frame and stucco finish, painted "Nuthatch" tan, "Sand Dune" Taupe, "Sable" Brown and "Reliable White". The building design will also include a stone veneer base, stone pilasters, metal awnings, enhanced cornice treatments, and decorative metal grilles.



As proposed, the project will provide a strong streetscape presence emphasized through depth, shade and shadow contrast, and pedestrian scale architectural features (i.e. columns, awnings, and decorative wall planes). In addition, the south elevation fronting Harding Boulevard will have large areas of glazing which will present views from the public corridor into the main sales floor area of the building. The windows will be flanked by pilasters that will project 18" and will be covered by cornice features that extend out to match the pilaster projections.



The building incorporates a rich color palette and utilizes enhanced materials in key high-visibility locations presenting a well-articulated building that is architecturally compatible with the surrounding properties. In addition, the site will provide a significant streetscape presence presenting a well-articulated building on a prominent corner within the City's Infill Area. As such, the colors, materials, and design of the building meet the intent of the CDG and staff supports the design as proposed.

Design Review Permit Conclusion

Zoning Ordinance Section 19.78.060(B) requires four finding of fact 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 for approval can be made. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) per Section 15332 pertaining to Infill development projects and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the four (4) findings of fact as listed below for the **DESIGN REVIEW PERMIT 361 ROSEVILLE SQUARE (ROSEVILLE SQUARE AUTO ZONE) PROJECT # DRP-000431**;
 - 1. The project does preserve and accentuate 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 does provide open space, 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, and Community Design Guidelines.
 - 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site 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, and Community Design Guidelines.
 - 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.
- B. Approve the DESIGN REVIEW PERMIT 361 ROSEVILLE SQUARE (ROSEVILLE SQUARE AUTO ZONE) PROJECT # DRP-000431; subject to sixty-six (66) conditions of approval;

CONDITIONS OF APPROVAL FOR DRP-000431:

- 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 **June 21, 2014**. 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 **June 21, 2014**. (Planning)
- 2. The project is approved as shown in Exhibits A D and as conditioned or modified below. (Planning)
- 3. The parcels located at 361 and 1167 Roseville Square shall have rights of reciprocal parking and access. A separate agreement to this effect shall be submitted to the City as part of the improvement plans. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the improvement plans. (Planning & Engineering)

- 4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 5. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
- 6. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
- 7. The 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 ISSUANCE OF BUILDING PERMITS:

- 8. Parking stalls shall meet, or exceed, the following minimum standards:
 - 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)
- 9. 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 Committee 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. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. 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)
 - d. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance.
 - e. All landscaping in areas contiaing electrical service edquipment shall conform with the Electric Departments Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- 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. 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)
- 16. 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.
- 17. 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 Public Works prior to approval of any plans. (Public Works)

18. 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." (Public Works)

- 19. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Public Works)
- 20. Prior to the issuance of any permits, the property owner 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 property owner during the pre-construction meeting. (Public Works)
- 21. 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. (Public Works)
- 22. 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, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Public Works)
- 23. Prior to the approval of the improvement plans, it will be the project proponent's 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. (Public Works)
- 24. The project shall be addressed as 361 Roseville Square. 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)
- 25. 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)
- 26. The applicant/developer shall participate in the Transportation Systems Management (TSM) Plan for Roseville Square Shopping Center. (Public Works, Alternative Transportation)
- 27. The total number of bike parking spaces provided on site shall be per the California Green Building Code. (Building, Alternative Transportation, Planning)

- 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 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 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)
- 31. The applicant shall use the existing sewer service instead of tapping the manhole on site and cutting street. (Environmental Utilities)
- 32. Irrigation service will require its own meter. Use existing irrigation service or call out to abandon. (Environmental Utilities)
- 33. Abandon unused water service for 1167 Roseville Square. (Environmental Utilities)
- 34. Applicant shall attempt to minimize the number of taps to water main. Fire, domestic and irrigation water services should manifold from existing service if possible. Hydrants should be installed on private side of fire service. (Environmental Utilities)
- 35. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
- 36. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
- 37. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)

- 38. 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)
- 39. 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)
- 40. 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
- 41. 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)
- 42. 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)
- 43. 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:

- 44. 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)
- 45. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 20 foot wide public utilities easement along all road frontages.
 - b. Water, sewer, and reclaimed water easements.

- c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 46. 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)
- 47. 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)
- 48. 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)
- 49. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 50. 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)
- 51. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 52. The primary feed for the transformer that feeds this site is direct buried, in order to bring the feed to current standards, the developer will be responsible to install a new 4" conduit duct between the transformer and the power pole (approximately 20 lineal feet). (Electric)
- 53. 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)

- 54. 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.
- 55. 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)
- 56. 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)
- 57. 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)
- 58. 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)
- 59. 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)
- 60. 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)
- 61. 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)
- 62. 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)
- 63. 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)

- 64. 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)
- 65. 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)
- 66. 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 for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENT

1. Project Description

EXHIBITS

- A. Site Plan
- B. Landscape Plan
- C. Building Elevations
- D. Grading and Drainage Plan

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