

CITY OF ROSEVILLE PLANNING & REDEVELOPMENT STAFF REPORT PLANNING COMMISSION MEETING MAY 12.

Prepared by: Wendy W. Hartman, Associate Planner

ITEM VII-C: GENERAL PLAN AMENDMENT, REZONE, DESIGN REVIEW PERMIT, AND TENTATIVE PARCEL MAP – 405 VERNON STREET – CIVIC PLAZA PROJECT AND CITY PARKING STRUCTURE – FILES# GPA 04-02, RZ 04-02, DRP 04-28, & PM 04-09.

REQUEST

The applicant requests approval of the following entitlements:

- A General Plan Amendment to change the land use of a portion of the property from Low Density Residential/Neighborhood Commercial to Central Business District;
- A **Rezone** to change the zoning of a portion of the property from Planned Development Residential/Commercial Mixed Use to Central Business District;
- A Design Review Permit to construct a four story office/retail building and a public parking structure; and,
- A Tentative Parcel Map to merge and resubdivide nine parcels into four parcels.

Applicant: Tom Lumbrazo Property Owner: City of Roseville

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission:

- A. Adopt the Addendum to the Civic Plaza Initial Study and Mitigated Negative Declaration;
- B. Recommend that the City Council approve the General Plan Amendment;
- C. Recommend that the City Council adopt the findings of fact for the Rezone;
- D. Recommend that the City Council approve the Rezone:
- E. Adopt the four (4) findings of fact for the Design Review Permit;
- F. Approve the Design Review Permit subject to 114 conditions of approval; and
- G. Continue the Tentative Parcel Map to the Planning Commission meeting of May 26, 2005.

The land area in which the project is proposed is City owned. The City has retained an engineer to prepare the requested Parcel Map. As of the preparation of this staff report the Parcel Map was not complete for the Commission's action. Therefore, the Parcel Map action is for a continuance to May 26, 2005.

SUMMARY OF OUTSTANDING ISSUES

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

Staff has received a letter from Roseville Arts (Attachment 4) requesting the ability to utilize the area between the art gallery and the Tower Theater as a plaza area as well as some other minor modifications to the art gallery/parking structure component of the project. Their comments are addressed further in the evaluation of the Design Review Permit.

Staff has also received a letter from an adjacent property owner (Attachment 5) regarding the abandonment of Republican Alley, utilization of the abandoned alley area for both properties that abut the alley, and continuation of utility services to his property. The neighbor's concerns are addressed in the evaluation of the Design Review Permit.

BACKGROUND

The project site is located on the 400 block of Vernon Street and extends south to Oak Street including several parcels at the corner of Oak Street and Grant Street in the downtown area of the City (see Attachment 1). The project is also within the City's redevelopment area.

On January 22, 2003, the City Council approved a proposal submitted by Vernon Street Associates (AKA Civic Partners) to develop an office complex and public parking structure on the 400 block of Vernon Street.

On March 3, 2004 the City Council and Redevelopment Agency approved the following agreements between the City and Vernon Street Associates (developer) for the development of a three story, 42,000 square foot office building and 520 space public parking structure with an approximately 4,000 square foot art gallery:

- <u>Disposition and Development Agreement (DDA)</u> that stipulated the terms for developing the
 office project and parking structure. This agreement included the purchase of a portion of City &
 Redevelopment Agency property by the developer (Vernon Street Associates) for the private office
 complex, the monetary contribution of the developer towards the construction of the public parking
 garage, a good faith deposit from the developer to ensure development of the project, and a
 requirement that the developer obtain all necessary entitlements and permits required for
 development of the project;
- <u>Regulatory Agreement</u> that outlined the operation and maintenance obligations of the private office complex upon project completion and termination of the Disposition and Development Agreement (DDA);
- <u>Public Improvement Development Agreement (PIDA)</u> that stipulated the terms and conditions for
 constructing the public parking garage. This agreement included the maximum Redevelopment
 Agency contract sum for construction of the parking structure and required that the developer
 provide all labor, materials, and services required for developing the project; and,
- <u>Parking Agreement</u> which stipulated the operation and maintenance requirements for the public parking structure.

On February 16, 2005, the City Council approved a modification to the DDA and PIDA agreements to change the project from a three-story office building and 520 space public parking structure to a four-story office/retail building with a maximum square footage of 57,350 square feet and to add 30 parking spaces to the parking structure for a total of 550 parking spaces.

As required by the DDA, the applicant has submitted applications to change the land use and zoning of the southern portion of the property from Low Density Residential/Neighborhood Commercial and Planned Development Residential/Commercial Mixed Use to Central Business District. A Design Review Permit to construct a four-story 55,992 square foot office/retail building and a 550 space public parking structure with a 4,000 square foot art gallery and a Parcel Map to merge and resubdivide the site into four parcels. These entitlements will complete the actions necessary to move forward with building permits and construction of the Civic Plaza building and public parking structure.

EXISTING SITE CONDITIONS

- A. Project Location: 405 Vernon Street
- B. Applicable Specific Plan: Infill & Redevelopment area
- C. Roseville Coalition Of Neighborhood Associations (RCONA): Since the project is located in Central Roseville, the project was presented to the Central Roseville Revitalization Committee in September of 2004. The Committee indicated that they were in support of modifying the project from three to four stories and that they did not have an issue with the proposed height and mass of the project.
- D. Total Size: 1.978 acres
- **E. Topographical**: The project site is currently developed with an office building and surface parking lot. The site is relatively flat and is almost completely covered with asphalt.
- **F. Site Access:** The parking structure will be accessed from Vernon and Oak Streets. Both entrances will be unsignalized. The Vernon Street entrance will be restricted to right-in and right-out turning movements.

ADJACENT ZONING AND LAND USE

Location	Zoning	General Plan Land Use	Actual Use Of Property
On-Site	Central Business District (CBD) & Planned Development Residential/Commercial Mixed Use (PD)	Central Business District (CBD) & Low Density Residential/Neighborhood Commercial (LDR/NC)	City Building & Public Parking Lot
North	CBD	CBD	Retail Shops
South	PD & Community Commercial (CC)	CBD & LDR/NC	Fire Station #1/Parks & Recreation & Various Office/Commercial uses
East	CBD & CC	CBD	Civic Center, Retail Building, & Dental Office
West	CBD & PD	CBD & LDR/NC	Hamon House & Tower Theatre

EVALUATION

The evaluation section of this report includes an analysis of each of the requested entitlements. Each of the entitlements is analyzed for its consistency with the goals and policies of the applicable regulations, such as the General Plan, the Zoning Ordinance, and the Community Design Guidelines. Analysis is provided for the General Plan Amendment and Rezone first, and is followed by review of the Design Review Permit. Although the Parcel Map will be continued to May 26, 2005, a discussion of the map is provided in the report to discuss those points which are relevant to the other entitlements.

GENERAL PLAN AMENDMENT & REZONE

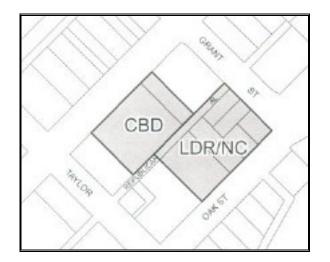
The project site is located in what historically has been the downtown area of the City. Current uses of the site include a stand alone commercial building that was being used as an art gallery, but is currently vacant and a public parking lot. Surrounding land uses include the Tower Theater and Hamon House to the west, commercial/retail uses to the north, the Civic Center to the east and residential, office, commercial, and municipal offices/services to the south.

The project area falls within two (2) land use and zoning districts; Central Business District (CBD) & Low Density Residential/Neighborhood Commercial (LDR/NC) and Central Business District (CBD) & Planned

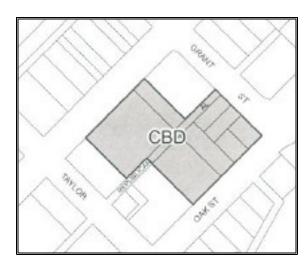
Development for Residential/Commercial Mixed Use (PD # 3272) respectfully. Republican Alley runs through the center of the site (east to west) and acts as a boundary between the two zoning and land use districts (see Exhibits A & B).

The following figure shows the existing and proposed land use:

Existing Land Use



Proposed Land Use



<u>General Plan Amendment:</u> The northern portion of the property is designated as Central Business District. Lands with this designation contain a mix of retail and office uses including municipal offices, theaters, and restaurants. The land use of the southern portion of the site (Low Density Residential/Neighborhood Commercial) is intended to be a transition of residential uses with small scale commercial and office uses. The proposed project more closely resembles the type of development that exists along Vernon Street. The change in land use of the southern portion of the property to that of the northern portion of the property will align the land use with the proposed project.

The City of Roseville General Plan includes goals and policies to promote land use patterns that enhance quality of life. Table II-12 of the City of Roseville General Plan has compatibility guidelines designed to minimize conflicts between land uses. There is not a category for the transitional land use designation of LDR/NC. However, the Central Business District (CBD) is deemed compatible with Neighborhood Commercial (NC) uses as it presently exists along Oak Street. Therefore, staff believes the proposed land use change of the southern portion of the project will maintain the LDR/NC to CBD relationship and is consistent with the policies of the General Plan and adjacent land uses.

Rezone: Section 19.86.050 of the Zoning Ordinance requires that two findings be made in order for the Planning Commission to recommend that the City Council approve a Rezone. The two findings are listed below.

- 1. The proposed rezone is consistent with the General Plan; and
- 2. The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.

The proposed zoning of the site is Central Business District. Offices, retail businesses, restaurants, and public parking facilities are all permitted uses within the CBD district. The rezone will provide a continuation of the existing CBD zoning of the northern portion of the site to the remainder of the site. As discussed above, the proposed uses are compatible with the existing developments along Vernon Street as well as the transitional neighborhood located along Oak Street. Therefore, staff finds the proposed zone will provide consistency with the proposed land use change and is consistent with the policies of the General Plan.

DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit for the proposed four story, 55,992 square foot office/retail building and a 550 space public parking structure with a 4,000 square foot art gallery has been based on the applicable development standards within the City's Zoning Ordinance, the design standards of the City's Community Design Guidelines (Central Roseville – Vernon Street District), and the agreements between the City and developer (Vernon Street Associates).

Zoning/Design Standards: The project site is located in the infill area of the City, but more specifically within the Central Roseville – Vernon Street District. The City has established Design Guidelines for this area to encourage designs that emphasize a traditional "Main Street" or "Downtown" image. The following table outlines some of the design goals of this district:

Development Standard	Required	Proposed
Building Setbacks	Buildings should be located at the street front property line with front façade and entry facing the street frontage.	The parking structure and office building are set at the back of sidewalk.
Landscape Setbacks	None – landscaping should be used to accentuate the streetscape and outdoor gathering spaces.	There is a five-foot wide landscape planter adjacent to Grant & Oak Streets. The area between the office building and parking structure include trees, shrubs, & ground cover.
Building Height Limit	Building heights should reinforce the traditional street wall and be multiple stories in scale.	The Office Building is 4-story & 68' tall The Parking Structure is 5 levels and 49'3" tall
Parking Spaces (Total) as required by the Zoning Ordinance	414 spaces (Civic Center & Civic Plaza) 1:250 s.f. office 1:300 s.f. retail 1:100 s.f. restaurant	550
Bicycle spaces	7	7

Section 19.78.060(B) of the Zoning Ordinance requires that four (4) findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.
- 2. The project site design as approved provides open 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 the 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, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the 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.

As the Planning Commission will note upon review of the evaluation below, only minor changes are recommended to the project. This is in large part due to the modifications the applicant made in the review stages of their project with City staff. At the request of staff, the applicant significantly improved the architectural design of the office building and parking structure, as well as some of the site design features. Exhibits C, F, and G provide details of the site plan and building architecture. The following sections of the evaluation focus on those design guidelines or areas of the project that need further clarification.

<u>Site Design:</u> The eastern 255 feet of Republican Alley will be abandoned as part of the proposed project. This is the portion of the alley extending from Grant Street to the Tower Theater. With abandonment of the alley, the Civic Plaza parcel will be extended to the southern property line of the parcel located to the north of the existing alley (401 Oak Street). Currently, the property at 401 Oak Street receives refuse service from the alley. To allow continued refuse service the type of bin provided to the property owner will be changed from a small dumpster to 90 gallon cans. To provide access to the trash enclosure from Grant Street the project has been conditioned to provide a sidewalk along the northern property line from the enclosure to Grant Street (Condition 3). Staff has met with the property owner of 401 Vernon Street to discuss the change in refuse service and has also sent him written information regarding the change in service (see Attachment 6).

There is an existing sewer line located at the east end of the alley that services the 401 Vernon Street property. Although the alley right of way will be abandoned along this portion of the project, an easement over the sewer line will remain in place. Therefore, there will not be any change to the sewer service for 401 Vernon Street.

The adjacent property owner has also requested that Republican Alley be kept open or should be used as an outdoor dining and pedestrian access area that could be utilized by properties on both sides of the alley. The alley to the east of the Tower Theater to Grant Street will be abandoned in its entirety as it is no longer needed for public right of way purposes.

As proposed, this area of the project will serve as a plaza and pedestrian access from the parking structure and Civic Plaza building to Grant Street. A public pedestrian easement will be retained over this area. In addition, there is the ability for the Civic Plaza project to utilize this area for outdoor dining or other outdoor uses based on the needs of their tenants. The project does not provide the opportunity for the adjacent landowner to use this area for outdoor dining. Staff believes this is an appropriate design for several reasons:

- There is not a restaurant at 401 Vernon Street:
- The existing parking lot at 401 Vernon separates the plaza area and the 401 building;
- The proposed design of the Civic Plaza project does not preclude the owner of 401 Vernon Street from negotiating a private agreement with the Civic Plaza owners for use of the area.

The owner of 401 Vernon Street has also requested financial statistics for the property sale between the City and Vernon Street Associates (project developer). This information has been previously addressed in the DDA & PIDA agreements that were approved by the City Council. This information is not relevant to the requested entitlements and therefore has not been provided as part of this staff report.

<u>Utilities & Service Areas:</u> The site plan indicates that the driveway apron in front of the refuse enclosure facing Oak Street is standard concrete finish. Given the location of the enclosure and proximity to the plaza area, a condition has been added (Condition 3) which requires the apron to match the color and design of the enhanced concrete used in the plaza area.

The proposed location of the transformer between the parking structure and Civic Plaza building does not meet current setback/clearance requirements. The Electric Department has conditioned the project (Condition 5) to address this issue.

<u>Building Setbacks:</u> The Community Design Guidelines for the Vernon Street District require that buildings be placed at the street front property line. The Vernon Street District Guidelines are meant to primarily address the development of properties that front on Vernon Street. The parking structure is located at the back of walk on Vernon Street and therefore conforms to the design standard. The structure has an 11-foot setback on Oak Street that includes a six (6) foot wide landscape planter. The Civic Plaza Building is located on the corner of Oak and Grants Street and also features a landscape planter between the building and back of sidewalk. Given that the Oak Street corridor acts as a transition from residential to commercial uses, staff finds that the placement of the buildings are appropriate and consistent with the existing developments along this corridor.

<u>Parking:</u> The site currently provides a 164 space public parking area that is primarily utilized by employees and visitors to the Civic Center. The parking structure will provide a total of 550 parking spaces. The following table summaries the parking requirement for the potential uses within the Civic Plaza building:

Use	Square footage	Parking Ratio	Number of Spaces
Restaurant	5,348	1:100	53
Office	48,774	1:250	195
Retail	1,870	1:300	6
Total	55,992		254

^{*} The Initial Study and Negative Declaration evaluated the impacts of a 57,350 s.f. building with a maximum of 11,000 s.f. of retail/restaurant use. Therefore, minor modifications to the mix of uses listed above may be approved through the Plan Check and/or Tenant Improvement process.

With replacement of the parking spaces utilized by the Civic Center the total parking requirement for both buildings is 418 spaces. The surplus spaces will be available for the general public and future developments.

The Zoning Ordinance stipulates that parking stalls shall be a minimum of 9 feet by 18 feet for standard stalls and 8 feet by 16 feet for compact stalls. Typically drivers utilize the first available parking space found in a parking structure. Therefore, staff discouraged the use of compact stalls to prevent oversized vehicles from parking in them. Consistent with other parking structures approved by the City (Kaiser & Sutter Hospitals), a standard parking stall dimension with a minimum width of 8 feet 8 inches by 18 feet in length is being proposed. There will not be any compact spaces within the structure.

Area between the art gallery/parking structure and Tower Theater: Roseville Arts has submitted a letter (Attachment 4) indicating that they would like the opportunity to coordinate with the Tower Theater to create a plaza area between the two buildings. The request includes Roseville Arts desire to add a decorative gate on Vernon Street and other artwork such as decorative wall and walkway tiles. Staff is in support of their request and has included a condition to allow for this area to be developed as a plaza area. Any artwork will require approval from the Cultural Arts Commission.

Roseville Arts' request also included the ability to add additional landscaping, upgraded lighting, electrical outlets, and a water spigot in the plaza area. Staff has discussed these items with Roseville Arts and has agreed that they can be incorporated into the project design to the extent that they meet code requirements and provided Roseville Arts incurs any additional cost associated with the installation of these items.

<u>Architecture:</u> The Community Design Guidelines state that buildings should be designed to conform to their surroundings with respect to height and scale and should be consistent with the height limits established by the Zoning Ordinance. Architectural elements used in the building design should be in balance within the project and with adjacent buildings. All visible building facades should be treated with equal importance.

- The Zoning Ordinance states that the maximum building height in the Central Business District is 50 feet or as approved by a Design Review Permit. The Civic Plaza building is proposed to be 60 feet to the top of the parapet and 68 feet tall to the top of the mechanical screen (which is not visible from most locations). The parking structure will be 49'3" to the top of the parapet and the tower element (elevator shaft and stairwell) will be approximately 59 feet in height. The applicant has submitted several photo simulations (see Attachment 3) which indicate that the office building and parking structure will be in scale with the height and mass of the Tower Theater. Staff also believes that the proposed building mass and heights are appropriate for the downtown area.
- The office building will have a steel frame structure with an exterior face of cement plaster in two shades of tan with stone veneer on the first floor of all elevations (see Attachment 2 Color Elevations). Additional veneer accents are located on the second and third floors of each elevation except the southwest which faces the parking structure. Painted (burgundy) steel canopies will be located above the windows of the first floor and the front elevation (Grant Street) includes a decorative shade element above the fourth story windows. The first floor will have clear glazed glass with the second through 4th floors featuring a combination of blue/green glazed glass and spandrel glass. The metal mechanical screen will be painted to match the building.
- The parking structure will be painted concrete in two colors of tan, one of which is used on the Civic Plaza building (see Attachment 2 Color Elevations). Reveal lines and a two tone paint scheme with both smooth and textured concrete are used to break up the large expanses of wall. Teal green metal work is incorporated into the parking structure openings on the Oak and Vernon Street elevations. The most significant architectural features of the parking structure is the art gallery and elevator tower element located on the Vernon Street (northwest) elevation. The gallery projects approximately 11 feet from the face of the parking structure and features stone tile wainscot, clear glass windows, and small tower feature (similar in design to the elevator tower). The elevator tower has a frosted glass element at the top of the tower and also includes an exposed stairwell with painted steel grill work.

Although the proposed buildings are different from the design characteristics of some of the older structures on Vernon Street, staff believes the project is consistent with the design and scale of the adjacent Civic Center building and the intent of the Community Design Guidelines.

<u>Landscaping</u>: Some of the proposed trees and planters in the plaza area will also need to be modified to coordinate with the pedestrian paseos in the parking structure. Trees located in these planters will be replaced with a columnar shaped tree similar to Italian Cyprus or Greek Laurels (Condition 4).

Roseville Arts would like to utilize the area adjacent to the main art gallery entrance to display artwork or use as a sitting area. This area is currently proposed to be landscaped with trees, shrubs, and groundcover. To accommodate Roseville Arts request, the project has been conditioned to replace the shrubs and groundcover between the two trees with hardscape.

<u>Art:</u> The Community Design guidelines encourage the use of public art in visible locations, related in scale and concept to the project. Art may include a variety of forms, such as sculptures, murals, or fountains.

The parking structure/art gallery features a blue neon tube on the Vernon Street elevation. The design of this element was chosen by Roseville Arts. As discussed above, Roseville Arts will be providing opportunities for additional art displays near the front entrance of the art gallery and in the alley area between the parking structure and the Tower Theater.

Although Civic Plaza has not proposed any artwork for their project at this time, they have indicated an interest in adding artwork to their project in the future. Staff is not recommending any changes to the project.

Design Review Permit Conclusion

The Civic Plaza Office Complex/Parking Structure project is consistent with the goals of the Central Roseville Revitalization Strategy as the project will increase retail and office opportunities, increase employment, and improve public parking for the merchants, customers, and visitors to Vernon Street. In addition, the project meets the objectives of the Disposition and Development Agreement and Public Improvement Agreement that were approved by City Council. Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Design Review Permit.

TENTATIVE SUBDIVISION MAP

As noted above the Tentative Parcel Map will be continued. A discussion of the map is provided for reference purposes only and to demonstrate that the intent of the map is consistent with the Design Review Permit.

PARCEL SIZE, DESIGN, CONFIGURATION, LOCATION, ORIENTATION, AND CHARACTER

The project site (Civic Plaza building & Parking Structure) consist of eight (8) parcels and a portion of Republican Alley that will be merged and resubdivided into two (2) parcels. In addition, the Parcel Map includes the Tower Theater and Restaurant properties located to the west of the proposed parking structure.

A small portion of the Tower Theater is currently located on the Restaurant's property. Approval of the Parcel Map will realign the boundary between these two parcels placing the Tower Theater completely within its own parcel.

The Parcel Map will also abandon the eastern 255 feet of Republican Alley to allow for the development of the parking structure and Civic Plaza building. Utilities located within the alley will be abandoned and relocated as part of the project improvements.

GRADING

The project site is currently covered by a small office building and asphalt pavement. Grading activities will include demolition of the building and parking surface and trenching for utilities.

IMPROVEMENTS

The project includes the following on-site and off-site improvements:

- Removal of overhead power lines, transformers, and parking lot lighting;
- Installation of new transformers, lighting, and fire hydrants;
- Relocation or extension of sewer, water, gas, electric, cable, and telephone services; and,
- Replacement of curb, gutter, and sidewalks.

EASEMENTS

In addition to the improvements listed above, new easements will be recorded over any relocated utilities as part of the Final Map. An easement for the purposes of public pedestrian access will also be recorded over all walkways associated with the Civic Plaza project.

The existing sewer line and easement that services the 401 Vernon Street property will remain in place.

The design, layout, configuration, and size of the proposed lots will be designed and configured to allow for development of the Civic Plaza building and parking structure (as proposed and conditioned).

ENVIRONMENTAL DETERMINATION

An Initial Study and Mitigated Negative Declaration (IS/MND) were prepared for this project. The City Clerk published The Notice of Availability of this document on January 21 2005. The public comment period closed February 10, 2005. The City Council ratified the Mitigated Negative Declaration on February 16, 2005.

RECOMMENDATION

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

- A. Adopt the Addendum to the Civic Plaza Initial Study and Mitigated Negative Declaration;
- B. Recommend that the City Council approve the GENERAL PLAN AMENDMENT 405 VERNON STREET (CIVIC PLAZA PROJECT & PUBLIC PARKING STRUCTURE) FILE # GPA 04-02, as shown in **Exhibit A**;
- C. Recommend that the City Council adopt the two findings of fact as stated in the staff report for the REZONE – 405 VERNON STREET (CIVIC PLAZA PROJECT & PUBLIC PARKING STRUCTURE) – FILE # RZ 04-02;
- D. Recommend that the City Council approve the REZONE- 405 VERNON STREET (CIVIC PLAZA PROJECT & PUBLIC PARKING STRUCTURE) FILE # RZ 04-02, as shown in **Exhibit B**;
- E. Approve the DESIGN REVIEW PERMIT 405 VERNON STREET (CIVIC PLAZA PROJECT & PUBLIC PARKING STRUCTURE) FILE # DRP 04-28 with the 114 conditions of approval listed below; and,
- F. Continue the TENTATIVE PARCEL MAP 405 VERNON STREET (CIVIC PLAZA PROJECT & PUBLIC PARKING STRUCTURE) FILE # PM 04-09 to the Planning Commission meeting of May 26, 2005.

Conditions of Approval for DRP 04-28

- This design review permit approval shall be effectuated within a period of two (2) years from this date and if
 not effectuated shall expire on May 12, 2007. 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 12, 2007.
- 2. The project is approved as shown in Exhibits A G and as conditioned or modified below. (Planning & Redevelopment)
- 3. The Site Plan shall be modified as follows:
 - a. Along the northern property line a minimum of a 5-foot wide sidewalk shall be provided from the parking garage adjacent to the existing trash enclosure (belonging to 401 Vernon street) to Grant Street.
 - b. The trash enclosure apron facing Oak Street shall match the color and design of the enhanced concrete used in the plaza area.
 - c. The Civic Plaza building shall provide a minimum of 7 bicycle spaces on their property. (Planning & Redevelopment)
- 4. The Landscape Plan shall be modified as follows:
 - a. Trees located in planters adjacent to the parking structure shall be replaced with columnar shaped trees similar to Italian Cyprus or Greek Laurels.
 - b. The shrubs and ground cover located in the planter adjacent to the front entrance of the art gallery shall be replaced with hardscape matching the sidewalk. The two trees shall remain and be planted in tree wells.
 - c. The landscape planters in front of the Civic Plaza building on Grant Street shall be replaced with hardscape to allow for a larger gathering area in front of the building. Decorative flow pots with irrigations systems may be provided in this area subject to approval by the Planning & Redevelopment Director. (Planning & Redevelopment)
- 5. The Site Plan and Grading/Utility Plan shall be modified as follows:
 - a. The proposed transformer between the two structures does not meet Roseville Electrics clearance requirements. We have three transformer pads that may be installed depending on the size of the loads that will be fed from the transformer. The sizes of three pads are 78"x78", 96"x96", and 115"x115". In all cases we require an 8' clear level area to the front of the transformer and 3' on each remaining side. We are also required to remain a minimum of 5' from all other utilities running through this court area.
 - b. To remove the section of overhead power lines that feed the building at 405 Vernon Street, the poles westerly down Republican Alley will need to be relocated so we can place down guys without blocking parking stalls. An alternative to relocating the poles is to underground the overhead in Republican Alley.
 - c. The proposed drain inlet, 12"D and 10"D proposed at the northwest corner of Grant and Oak is in direct conflict with existing high voltage electrical facilities and will need to be relocated

- d. The proposed fire hydrant and entrance to the parking structure is in direct conflict with an existing high voltage junction box and associated power lines. These services will need to be relocated. (Electric)
- 6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. A deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (Engineering, Environmental Utilities, Finance)
- 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)
- 8. 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)
- 9. 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)
- 10. Prior to issuance of Building Permits, Parcel Map 04-09 shall be recorded and all lot lines shall have been adjusted so that no building footprints cross property lines. (Engineering, Building)

PRIOR TO BUILDING PERMITS:

- 11. 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 & Redevelopment)
 - b. Parking spaces within the parking structure shall be a minimum of 8 feet 8 inches x 18 feet for standard spaces and 14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) for accessible spaces. 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). (Building, Planning & Redevelopment)
 - 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)

- 12. Signs and/or striping shall be provided on-site as required by the Planning & Redevelopment Department to control on-site traffic movements. (Planning & Redevelopment)
- 13. 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 & Redevelopment)
- 14. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning & Redevelopment)
- 15. 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 & Redevelopment)
- 16. 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 & Redevelopment)
- 17. 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)
- 18. 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)
- 19. 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)
- 20. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 21. 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.
- 22. 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)
- 23. On street parking shall be restricted on Oak Street between Grant Street and the entrance to the parking structure. A turn lane shall be striped on Oak Street from the corner of Grant Street to the entrance of the parking structure. (Engineering)
- 24. The existing sidewalk, curb and gutter along Oak Street shall be removed and replaced with vertical curb and gutter and a 5-foot wide sidewalk. (Engineering)
- 25. The existing sidewalk, curb, and gutter along Grant Street shall be removed and replaced with vertical curb and gutter and 9-foot wide sidewalk from the corner of Grant and Oak Street to the northern side of the alley driveway. (Engineering, Planning & Redevelopment)

- 26. The existing sidewalk, curb and gutter along Vernon Street shall be removed and replaced with vertical curb, gutter and sidewalk. (Engineering)
- 27. The two existing trees and planters on Vernon Street in front of the parking structure shall be removed to accommodate the driveway into the parking structure and a right turn lane into the driveway. Vernon Street shall be striped for the right turn lane. (Engineering)
- 28. Vehicular egress from the parking structure onto Vernon Street shall be restricted to right turn movements only. A "pork chop" right-turn island with a "right-turn only" sign shall be installed to prohibit left-turns out and permit right turns out only. (Engineering)
- 29. A "Type S" Commercial Driveway shall be installed at each of the two entrances to the parking structure and shall have a width of 24 feet with a 6-foot wide median. (Engineering)
- 30. A "Type S" Commercial Driveway shall be installed on Oak Street for access to the trash enclosure. (Engineering)
- 31. Prior to the approval of the Improvement Plans the existing alley right of way from Grant Street to the westerly property line shall be abandoned. (Engineering)
- 32. Proper signage shall be installed at the entrance to the alley from Taylor Street to indicate that it is not a through street. (Engineering)
- 33. A bus shelter pad and shelter conforming to the City's latest bus shelter requirements shall be constructed near the southeast corner of the parking structure approximately 150 feet west of Grant Street. (Shelter no. 177-04) (Engineering, Transit)
- 34. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with a sand/oil separator. (Engineering)
- 35. Sight distances for all driveways and turn lanes 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)
- 36. 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)
- 37. 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. Access to the floodplain as required by Engineering and the Streets Department.
- e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 38. 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)
- 39. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 40. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water and sewer 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 and sewer utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
- 41. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 42. 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 and sewer mains shall not exceed a depth of 6' and 12' respectively, below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval.
 - d. No trees or permanent structures shall be allowed within water and sewer easements, except with the approval of the Environmental Utilities Director. (Environmental Utilities)
- 43. Currently, there are two existing 6-inch sewer lines located at the Western (Taylor St) and Eastern (Grant St.) ends of Republican Alley, Sewer service to the project shall be provided through the sewer line located at the Eastern end of the Alley. The 6-inch sewer line located at the Western end of the Alley shall be abandoned to a point located 2 feet behind the westerly property line in Republican Alley. If necessary, sewer service may also be provide through the existing 10-inch sewer line located in Oak Street. This may require the installation of a sewer manhole in Oak Street. (Environmental Utilities)
- 44. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Civic Plaza to be reviewed and approved by the Transportation Commission. (Transportation)

- 45. Trash enclosures and enclosure approaches shall be as designated on Exhibit C. The materials and colors shall match the building. 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 & Redevelopment, Fire)
- 46. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
- 47. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
- 48. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
- 49. The required fire flow for the protection of the proposed project is 5000 gpm gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type Three-N rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
- 50. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 4000 gpm and the fire sprinkler system 1000 gpm. (Fire)
- 51. Applicant shall provide a minimum of eight (8) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 200 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
- 52. All underground fire service lines shall not extend through another parcel number unless a reciprocal easement is provided subject to the Roseville Fire Department's approval (Fire).
- 53. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
- 54. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
- 55. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise

ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)

- 56. Show all existing belowground and above ground electrical facilities on the civil, building, and landscape plans with the required clear areas designated. (electric)
- 57. 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
- 58. All on-site external lighting shall be installed and directed to have no off-site glare. All exterior light fixtures shall be vandal resistant. Lighting in the plaza areas or pedestrian walkways shall provide a maintained minimum of 1/2-foot candle of light. The specified average light levels for the parking structure shall be as follows:
 - General Parking and Pedestrian Areas 5 foot-candles
 - Ramps and Corners 10 foot-candles
 - Entrance and Exit Areas 50 foot-candles (Planning & Redevelopment, & Police)
- 59. 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 & Redevelopment, & Police)
- 60. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
- 61. The location and design of the gas service shall be determined by PG&E. The design of 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)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

- 62. 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 & Redevelopment, Environmental Utilities)
- 63. The following easements shall be provided by separate instrument or by recorded map and shown on the site plan, unless otherwise provided for in these conditions:
 - a. The existing easement over the sewer line servicing 401 Vernon Street shall be maintained;

- b. Public utility easement along all road frontages;
- c. Water and sewer easements; and,
- d. Public Pedestrian Access Easement over all exterior walkways located on the Civic Plaza project parcel. (Electric, Engineering, Environmental Utilities)
- 64. 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)
- 65. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 66. 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)
- 67. 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)
- 68. The project shall be addressed as follows:

Office Building

408 Grant Street

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)

- 69. 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)
- 70. 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)
- 71. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 72. 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)
- 73. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Civic Plaza to be reviewed and approved by the Transportation Commission. (Transportation)
- 74. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 75. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 76. Restaurants or other food services. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
- 77. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 78. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 79. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 80. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with Roseville Fire Code Section 1004. Said system installation shall conform to the minimum

- standards of UBC Standard 9-2 and Roseville Fire Code Standard 10-3. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 81. Every building three stories or more in height shall be provided with not less than one standpipe for use during construction as required by Roseville Fire Code Section 8704.4.3.1. Such standpipes shall be installed when the progress of construction is not more than 25-feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to usable stairs, and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secure decking or flooring. On each floor there shall be provided a 2 ½-inch valve outlet for fire department use. (Fire)
- 82. All buildings and structures with one or more passenger service elevators shall be provided with not less than one elevator meeting the requirements of California Building Code Section 3003.5a for emergency medical service. (Fire)
- 83. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
- 84. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
- 85. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
- 86. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
- 87. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 88. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
- 89. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
- 90. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. (Fire)
- 91. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)

- 92. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
 - a. A minimum signal strength of 95 dBM available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBM received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
- 93. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 94. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 95. 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)
- 96. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 97. 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)
- 98. 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)
- 99. 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.
- 100. 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)

101. 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:

- 102. All existing public utility, electric, water and sewer easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 103. The project shall comply with all required environmental mitigation identified in the Initial Study and Mitigated Negative Declaration. (Planning & Redevelopment)
- 104. 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 & Redevelopment)
- 105. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning & Redevelopment)
- 106. 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 & Redevelopment)
- 107. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved with an Administrative Permit. If it is determined by the Planning & Redevelopment Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning & Redevelopment Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning & Redevelopment)
- 108. 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)
- 109. 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)
- 110. 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)
- 111. 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)
- 112. 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)

- 113. 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)
- 114. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

ATTACHMENTS

- 1. Vicinity Map
- 2. Color Elevations
- 3. Photo Simulations
- 4. Letter from Roseville Arts
- 5. Letter from Adjacent Property Owner (401 Vernon Street)
- 6. City's response to Adjacent Property Owner (401 Vernon St)

EXHIBITS

- A. General Plan Amendment Exhibit
- B. Rezone Exhibit
- C. Site Plan
- D. Grading & Utility Plan
- E. Landscape Plan
- F. Civic Plaza Building Elevations
- G. Parking Structure Elevations
- H. Addendum to the Civic Plaza Initial Study & Negative Declaration

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment 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.