

# CITY OF ROSEVILLE PLANNING & REDEVELOPMENT STAFF REPORT DESIGN COMMITTEE June 16, 2005

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ITEM III-B

DESIGN REVIEW PERMIT MODIFICATION - 3981 FOOTHILLS BLVD. (FOOTHILLS PROMENADE RETAIL BUILDING) - FILE # DRPMOD 05-05

# **REQUEST**

The applicant requests approval of a Design Review Permit Modification to construct a single 7,238 square foot retail building with associated parking, lighting and landscaping in place of the previously approved Jack in the Box drive-thru restaurant. The proposed retail building will include a restaurant, drive-thru lane and outdoor seating.

Project Applicant – CFT Development, Charlie Shen Project Owner – Main Street Associates, Steven P. Thomas

#### **SUMMARY RECOMMENDATION**

The Planning Department recommends that the Design Committee:

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification; and
- B. Approve the Design Review Permit Modification subject to ninety-four (94) conditions.

#### **OUTSTANDING ISSUES**

The applicant is in agreement with the recommended conditions of approval. There are no outstanding issues.

### **BACKGROUND**

The project site is located within the Foothills Promenade center at 3985 Foothills Boulevard that is presently developed with Walgreen's, Kragen and the Bird and Pet Clinic of Roseville (Attachment 1). This site is located on the southeast corner of Foothills Boulevard and Main Street within the Infill area of the City. The zoning on the subject property is Community Commercial/Development Standards (CC/DS). The development standards established landscape setbacks and other development requirements as part of a rezone of the property approved in 1988.

On November 13, 1997, the Planning Commission approved a Design Review Permit (File # DRP 97-22) for the construction of the Ash Junior Community Center (AJCC) on the project site. The AJCC was a retail development that included a 3,200 square foot Texaco gas station with convenience store and car wash, a 2,600 square foot Jack in the Box restaurant with drive-thru, and three future pad buildings. Following that approval, the City received a request for a Design Review Permit Modification to convert the Texaco facility into a 7-11 convenience store (with gas service). The request was withdrawn by the City due to inactivity by the applicant.

On May 20, 1999, the Design Committee approved a Design Review Permit Modification (DRPMOD 99-17 & V 99-02) that revised the site plan to accommodate a Walgreen's drug store

(15,12 sq. ft.), Kragen auto parts store (9,000 sq. ft.), and a 2,800 square-foot Jack in the Box restaurant (Attachment 2). Two future retail pads were also shown for conceptual purposes, including a 30,000 square foot junior major and a 6,880 square foot retail pad building (63,800 square feet total). A Variance was also approved which permitted a building height of 28' for the Walgreen's drug store. This exception exceeded the 22' height restriction established as part of the design standards for the zoning district. The Subdivision Committee approved a Lot Line Adjustment (LLA 99-07) on July 21, 1999. This Lot Line Adjustment modified the four existing parcel boundaries to be consistent with the revised site plan that was approved by the Design Committee on May 20, 1999.

On July 13, 2000, the Planning Commission approved a Rezone (RZ 00-01) and Design Review Permit Modification (DRPMOD 00-01). As approved, the Rezone reduced a 260' foot portion of the landscape setback adjacent to Switchman Street. This landscape setback was reduced from 35' to 27' as measured from the back of sidewalk. The Rezone was adopted by City Council at their hearing on September 13, 2000. The DRPMOD allowed for the placement of the existing masonry wall at the 27' setback along a portion of Switchman Street.

The Planning Commission approved a Design Review Permit on February 27, 2003 to allow the construction of a 6,182 square foot veterinary clinic building and related site improvement. Associated with that request was approval of an Administrative Permit for a parking reduction of sixteen (16) spaces from 41 spaces to 25 spaces, and a Lot Line Adjustment to reconfigure the subject parcel to conform to the proposed site improvements (file numbers DRP 02-52, AP 02-47 and LLA 02-11). The Bird and Pet Clinic of Roseville has subsequently completed construction.

The applicant is currently requesting authorization to modify the previously approved site design for the 2,800 square foot Jack in the Box restaurant with drive-thru window. The proposed 7,238 square foot retail building would provide in-line retail spaces and a restaurant with a drive-thru window. Approval of a Design Review Permit Modification is requested to authorize the proposed changes.

#### SITE INFORMATION

- A. Roseville Coalition Of Neighborhood Associations (RCONA): Vineyard (#21). Notification of this project was distributed to the Vineyard Neighborhood Association. No comments have been received from the Vineyard Neighborhood Association to date.
- **B.** Lot Size: 84,575 square feet (1.92 acres)
- **C. Site Access:** Access will be provided via existing drive aisles that connect to Foothills Boulevard and Main Street.
- **D. Grading:** The site has been previously rough graded in association with improvements for the shopping center. Grading will be limited to finish grading.

# ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
Site	Community Commercial/Development Standards (CC/DS)	Community Commercial (CC)	Foothills Promenade
North	Single Family Residential (R-1)	Medium Density Residential & Public/Quasi Public (MDR-10 & P/QP)	Vacant & St. John's Parish Church
South	R-1/DS	Low Density Residential (LDR-6)	Private Residences

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
East	R-1/DS	Low Density Residential (LDR-6)	Private Residences
West	CC	CC	Elk Hills Plaza

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

#### **ZONING REGULATIONS**

The project site is zoned Community Commercial/Development Standards (CC/DS). These development standards are intended to establish a better transition between the commercial and residential uses (Attachment 3). These standards include:

- No access from Elm Street and Switchman Street;
- o A 6' masonry wall along Elm Street and Switchman Street (existing);
- A 75' building setback along Elm Street and Switchman Street;
- o A 27' to 35' landscape setback along Switchman Street;
- A 35' landscape setback along Elm Street;
- o Large evergreen trees within the 35' landscape setback; and
- All buildings within this center shall have a similar design motif.

Development Standard	Required	Proposed
Building Setbacks	75' from Elm St & Switchman Street	75'
Landscape Setbacks	35' - 27' from Switchman Street &	Existing wall & landscaping
	back of sidewalk to wall	along Switchman Street
	20' from Foothills	Existing 20'
Building Height Limit	22'	22'
Max. Building Lot Coverage	None	17%
Parking Spaces (Total)	64 spaces	83 spaces
1:50 s.f. restaurant (2,318 sq. ft.)	47 spaces restaurant	
1:300 s.f. retail (4,920 sq. ft.)	17 spaces retail	
% of compact spaces	0 (30% max.)	17 (21%)
# of handicapped spaces	4	4
% of shaded parking	50% min.	51%
Bicycle Spaces	3	0 (conditioned to provide)

#### PROJECT DESIGN FEATURES

See attached Overall Site Plan (Exhibit A), Site Plan for area of work (Exhibit B), Landscape Plan (Exhibit C) and Elevations (Exhibit D).

### **DESIGN REVIEW PERMIT MODIFICATION EVALUATION**

The evaluation of the Design Review Permit Modification for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance, the development standards for this parcel, and the design standards of the City's Community Design Guidelines. Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. Those findings are listed below in *italics*, followed by staff evaluation.

1. The proposed modifications are in substantial compliance with the intent of the original approvals, and prior conditions of approval.

The proposed change is from a 2,800 Jack in the Box restaurant with a drive-thru to a 7,238 square foot retail building that includes a 2,318 square foot restaurant with a drive-thru and outdoor seating area.

**Site Plan:** The Foothills Promenade project initially approved in 1997 included a Texaco gas station with a convenience mart and car wash, a 2,600 square foot Jack in the Box restaurant with a drive thru, and three (3) future retail buildings. The center was modified in 1999 to remove the Texaco gas station, and allow construction of a Walgreens with a prescription drive thru window, a Kragen auto parts store, a slightly larger 2,800 square foot Jack in the Box restaurant with drive thru lane, and two future retail building pads (63,800 square feet total). Currently 30,302 square feet of the center is developed (Walgreens, Kragen, and the Bird and Pet Clinic with 6,182 square feet).

An application for a Design Review Permit for development of a 10,777 square foot building (file #DRP 05-14) on the final parcel within the center is scheduled to be heard by the Design Committee concurrent with this application. Approval of both projects will result in build-out of the center at 48,317 square feet, well within the 63,800 square feet of retail development approved for the center in 1999 and evaluated in the adopted Negative Declaration for the center.

**Noise:** The previously approved DRP MOD (file # DRPMOD 99-17) indicated members of the Vineyard Neighborhood Association expressed concerns regarding noise from the Jack in the Box drive-thru speaker box.

In response to this concern the proposed Site Plan included a 35-foot wide landscape planter between the drive-thru lane and the masonry wall, in addition to the 35-foot wide landscape planter between the masonry wall and Switchman Street. A condition of approval was included to move the box further away (north) by one car length from its proposed location, resulting in a new location approximately 100 feet from Switchman Street.

The proposed building is 75-feet from Switchman Street, consistent with the Design Standards. The building is oriented perpendicular to the orientation of the previously approved Jack in the Box (Exhibit A and Attachment 2). The speaker box will be on the east side of the building, interior to the site. The pick-up window will be on the north side, placing the building between Switchman Street and the pick-up window. The drive-thru exit will be partially screened from Foothills Boulevard by the outdoor seating area and landscaping. The speaker box location is not indicated on the Site Plan (Exhibit B), however, the applicant has previously indicated the drive-thru speaker box will be approximately 165-feet from Switchman Street.

The additional distance and re-orientation of the proposed building will provide additional buffering between the drive-thru lane and Switchman Street, plus the drive-thru speaker box will be located further away from Switchman Street than was previously conditioned. The current proposal meets and exceeds the intent of the previous condition of approval.

**Landscaping:** The proposed Landscape Plan (Exhibit C) includes use of Chinese Pistache as a parking lot shade tree. The previous conditions of approval required use of medium to large shade trees, such as the Aristocrat Pear or the Chinese Pistache in place of the proposed Eastern

Redbud. Consistent with the Committee's past actions, staff recommends inclusion of **Condition 9a** to require that Evergreen Elm or a similar medium to large shade tree be substituted for the Chinese Pistache trees shown on the proposed Landscape Plan.

2. The proposed modifications does comply with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable Specific Plans.

**Parking:** The proposed project will provide 83 parking spaces, nineteen (19) spaces in excess of the amount required per the Zoning Ordinance. As per the Zoning Ordinance, less than 30% of the parking spaces are compact size stalls (17 compact stalls). One (1) of the compact parking stalls is located in the southwest corner of the site. The space is fourteen feet (14') by eight feet (8'), and is bound on the south side by the curb of the perimeter landscape planter making it more awkward to exit. Staff recommends removal of the one compact parking space and conversion of the area to provide a curved edge to the perimeter planter, similar to the planter edge at the north end of the row of parking stalls (**Condition 9b**).

**Bike Racks:** Consistent with Community Design Guidelines bike racks for three (3) bikes is recommended, and they are to be placed in highly visible and convenient locations. The proposed plan does not include bike rack locations on the site plan, and it does not provide a bike rack detail. **Condition 9c** is included to require revision of the site plan to indicate bike rack locations, and to provide a bike rack detail. The applicant is in agreement with this condition.

**Architecture:** The Design Standards require use of similar design motif. Distinctive design features in the center include use of flat roofs with tile covered mansard gables over main entries, pop-out columns, and split-faced wainscot. The Design Standards limit the maximum building height to twenty-two feet (22'). The previously approved Jack in the box designs included a roof line extending over the drive thru lane at the pick up window.

The proposed building will use the same building materials and finishes as previously approved and used throughout the center. The building as proposed meets the height limitation. The roof line is extended over the pick-up window area, and pop-out columns are used at the corners to articulate the entries. The mansard gabled entry feature is not used, in part because of the maximum height limitation and the scale of the building. Interior entries are instead articulated through use of metal awnings over the entries.

**Public Art:** None is proposed.

As proposed and condition, the project will comply with all applicable standards and requirements of the Zoning Ordinance, General Plan, Community Design Guidelines, and the Foothills Promenade Design Guidelines.

### **ENVIRONMENTAL DETERMINATION**

At their meeting on May 20, 1999 the Design Committee adopted a Negative Declaration for the Foothills Promenade. The proposed project is substantially consistent with the project described in the original environmental assessment. Additionally, this project is categorically exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15332 as an In-Fill Development Project. No additional environmental review is required.

# RECOMMENDATION

For the reasons discussed above, staff believes that required findings for approval can be adopted, and the Design Review Permit Modification approved as conditioned. The Planning Department recommends that the Design Committee take the following two (2) actions (A-B):

- A. Adopt the two (2) findings of fact below for the DESIGN REVIEW PERMIT MODIFICATION 3981 Foothills Boulevard (FOOTHILLS PROMENADE RETAIL PAD BUILDING) File # DRPMOD 05-05:
  - 1. The proposed modifications are in substantial compliance with the intent of the original approvals, and prior conditions of approval.
  - The proposed modifications do comply with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable Specific Plans.
- B. Approve the DESIGN REVIEW PERMIT MODIFICATION 3981 Foothills Boulevard (FOOTHILLS PROMENADE RETAIL PAD BUILDING) File # DRPMOD 05-05 with the ninety-four (94) conditions of approval listed below.

# CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION 05-05

- 1. This Design Review Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **June 16, 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 **June 16, 2007**.
- 2. The project is approved as shown in Exhibits A D and as conditioned or modified below, and remains subject to the Conditions of Approval of Design Review Permit (DRP 97-22) and the subsequent Design Review Permit Modification (file #DRPMOD 99-17), as applicable. (Planning)
- 3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
- 5. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
- 6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

#### PRIOR TO BUILDING PERMITS:

- 7. Parking stalls shall meet, or exceed, the following minimum standards:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
  - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
  - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
    - Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
    - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
    - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval.
  - a. Evergreen Elm or a similar medium to large shade tree shall be substituted for the Chinese Pistache trees shown on the proposed Landscape Plan. (Planning)
  - b. The single compact parking space at the southwest corner of the site shall be removed, and the area used to provide a curved edge to the perimeter planter, similar to the planter edge at the north end of the row of parking stalls. (Planning)
  - c. The Site Plan shall be revised to indicate a bike rack location. Space for a minimum of three (3) bikes shall be provided. A bike rack detail shall be included in the plans. (Planning)
- 10. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)

- 11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
- 13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 16. 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)
- 17. 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)
- 18. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 19. 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.
- 20. 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)
- 21. 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. 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. (Engineering)

- 22. 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)
- 23. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the preconstruction meeting. (Engineering)
- 24. "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)"
- 25. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 26. 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 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)
- 27. Utilize existing water and sewer services to site. (Environmental Utilities)
- 28. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Foothills Promenade to be reviewed and approved by the Transportation Commission. (Transportation)
- 29. 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)
- 30. 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)
- 31. 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)
- 32. 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)
- 33. 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)
- 34. 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)
- 35. The required fire flow for the protection of the proposed project is 2,000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
- 36. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 1,500 gpm and the fire sprinkler system 500 gpm. (Fire)
- 37. Applicant shall provide a minimum of two (new or existing) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 450 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
- 38. 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)

- 39. 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)
- 40. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
- 41. 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)
- 42. 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
- 43. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
- 44. 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)
- 45. 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:**

- 46. 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.
- 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)
- 47. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - a. A 12.5 foot wide public utilities easement along all road frontages.
  - b. Water and sewer easements. (Electric, Engineering, Environmental Utilities)
- 48. 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)
- 49. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 50. 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.
  - 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)
- 51. 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.
- 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)
- 52. 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)
- 53. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
- 54. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 55. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Foothills Promenade to be reviewed and approved by the City Manager. (Transportation)
- 56. 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)
- 57. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 58. 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)
- 59. 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)
- 60. 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)

- 61. 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)
- 62. 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)
- 63. 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)
- 64. 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)
- 65. 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)
- 66. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 67. 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)
- 68. 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)
- 69. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a \$25 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)

- 70. 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)
- 71. 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)
- 72. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 73. 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)
- 74. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 75. 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)
- 76. 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)
- 77. 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.
  - 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.

- 78. 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)
- 79. 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:

- 80. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
- 81. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 82. The project shall comply with all required environmental mitigation identified in the Foothills Promenade Mitigated Negative Declaration. (Planning)
- 83. 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)
- 84. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 85. 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)
- 86. 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 Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning)
- 87. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
- 88. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
- 89. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found

within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

- 90. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)
- 91. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
- 92. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
- 93. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
- 94. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

### **ATTACHMENTS**

- 1. Vicinity Map
- 2. Previously Approved Jack-in-the-Box Site Plan (file # DRPMOD 99-17)
- 3. Foothills Promenade Design Standards

# **EXHIBITS**

- A. Overall Site Plan
- B. Subject Site Plan
- C. Landscape Plan
- D. Elevations

Note to Applicant and/or Developer: Please contact the Planning Department staff at (916) 774-5276 prior to the Design 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.