

# CITY OF ROSEVILLE PLANNING & REDEVELOPMENT STAFF REPORT DESIGN REVIEW COMMITTEE October 20, 2005

Prepared by: Wayne Wiley, Assistant Planner

ITEM IV-A: DESIGN REVIEW PERMIT & LOT LINE ADJUSTMENT – 10221 FAIRWAY DRIVE – FAIRWAY COMMONS III – FILE#'s DRP-000042 & LLA-000024

# **REQUEST**

The applicant requests approval of a Design Review Permit to construct a 5,700 square foot retail building with site improvements, including parking, lighting, and landscaping. The property is located on a vacant pad at the northwest corner of the Lowe's site on Fairway Drive. The applicant also requests approval of a Lot Line Adjustment to eliminate a lot line, resulting in the merger of the .58-acre parcel with the adjacent .70-acre parcel within Fairway Commons II.

Applicant – Jerry Aplass, Burrell Consulting Group Property Owner – Neil Hamilton, Lowes Inc.

#### **SUMMARY RECOMMENDATION**

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit with ninety-three (93) conditions of approval;
- C. Find the Lot Line Adjustment in conformance with the four (4) required criteria; and
- D. Approve the Lot Line Adjustment with ten (10) conditions of approval.

#### **OUTSTANDING ISSUES**

The applicant disagrees with condition 9c that requires additional storefront windows on the Fairway Drive frontage. The issue is addressed in more detail later in this report.

#### **BACKGROUND**

The project site is located to the south of Fairway Drive approximately 300 feet east of Pleasant Grove Boulevard. The .58 acre site is a portion of Parcel 46B of the Highland Reserve North Specific Plan (HRNSP). The site is surrounded by: the Lowe's store to the east, retail shopping to the west, undeveloped commercial parcels to the north, and Highway 65 to the south.

The subject parcel and development pad were approved with Lowes on September 14, 2005. Surrounding site improvements including parking, lighting and landscaping have been installed with the Lowe's project.

# **SITE INFORMATION**

- A. Roseville Coalition Of Neighborhood Associations (RCONA): This parcel is located within the Stanford Neighborhood Association (37). To date, the Planning Department has not received any inquiries or comments regarding the project.
- B. Total Acreage: approximately .58 acres

- C. Site Access: The subject site will receive access from the existing access points installed with Lowes. In addition, access from the adjacent commercial project (Fairway Commons II), will also be provided via two internal driveways.
- **D. Grading:** The site has already been graded and improved as a pad site and parking area. Only the building pad will require minor grading to accommodate parking spaces, pedestrian walkways, and landscaping.

# ADJACENT ZONING AND LAND USE

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Community Commercial/Special Area-Highland Reserve, CC/SA-HR	Community Commercial, CC	Vacant
North	CC/SA-HR	CC	Vacant
South	Highway 65/	Highway 65	Highway 65
East	CC/SA-HR	CC	Lowe's
West	CC/SA-HR	CC	Fairway Commons II

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

# **ZONING/SPECIFIC PLAN REGULATIONS**

Development Standard	Required	Proposed
Building Setbacks	Fairway Drive: 30 feet	Fairway Drive: 30 feet
Landscape Setbacks	Fairway Drive: 30 feet	Fairway Drive: 30 feet
Building Height Limit	50' maximum	32' to top of highest parapet
Site Coverage	No maximum	27%
Parking Spaces (total)	25	23/2*
Compact Stalls (30% max.)	N/A	N/A
Accessible Stalls (ADA)	2	2
Shaded Parking, minimum	50%	56%
Bicycle Spaces	2	0

<sup>\*</sup> Two (2) required parking spaces will be located within Fairway Commons II, which has a surplus of 53 parking spaces.

#### **PROJECT DESIGN FEATURES**

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

#### DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit to construct the building for Fairway Commons III has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the City's Community Design Guidelines and Highland Reserve North Specific Plan.

Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report, and with the project conditions, the required findings can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the recommendation section of this report.

As proposed and conditioned, the project complies with all applicable guidelines of the Community Design Guidelines (CDG) and the Highland Reserve North Specific Plan. The following sections of evaluation focus on certain design guidelines; in particular, staff has included conditions to resolve minor site issues.

<u>Site Design & Parking:</u> The CDG encourage parking lot designs that meet established City standards, provide clarity and ease of access to project sites, provide good aisle circulation, minimize conflicts between vehicles and pedestrians, and avoid dead end aisles.

- The CDG discourages dead end drive aisles. The project proposes a dead end drive aisle along the front of the building. Staff has considered alternative circulation designs that eliminate the dead end drive aisle. Given the small size of the parcel, parcel configuration and location of existing access from Fairway Drive, an improved design has not been identified. For these reasons staff believes that the dead end drive aisle is acceptable.
- In addition to the dead end drive aisle, staff has concerns with compact spaces 10 and 11. Given
  the expected high use of the parking spaces directly in front of the building, congestion is expected.
  Parking spaces 10 and 11 are both located such that the approach is awkward. Considering the
  awkward access and compact size, these spaces are expected to add to the congestion and
  therefore are recommended for removal.
- In order to enhance site circulation, staff has conditioned the removal of compact parking spaces 10 and 11 with Condition #9a.
- With the removal of the two parking spaces the proposed building will not meet the required 25 parking spaces for the pad site.
- Fairway Commons II has available parking spaces that may be utilized by Fairway Commons III.
   Fairway Commons II has additional parking spaces available, as there is currently a 21,000 sq. ft. furniture store in for plan check. This use is parked at 1 per 400 sq. ft., which is less intensive than what was initially calculated for the site (retail: 1 per 200 sq. ft.), resulting in a 53 parking space surplus.
- With the requested Lot Line Adjustment evaluated below, the project will share parking with Fairway Commons II; this will provide for the preferred site layout, while also allowing the applicant their desired square footage.

<u>Architecture:</u> The intent of the CDG is to promote high quality building designs that consist of durable and maintainable materials and that provide visual interest and diversity to the community.

• The current request is to construct a 5,700 square foot retail building with site improvements, including parking, lighting, and landscaping.

- The proposed building includes several architectural elements that enhance the building. Many of
  the architectural features are common within adjacent Fairway Commons II commercial center.
  The northeast elevation (facing Fairway Drive) should include additional storefront windows to
  strengthen the street frontage side of the building.
- Staff recommends Condition #9c, to provide additional storefront windows on the Fairway Drive frontage of the building.

Staff believes the building design has been thoughtfully incorporated into the surrounding developments.

#### **Design Review Permit Conclusion**

Based on the analysis contained in this staff report, staff recommends approval of the proposed Design Review Permit.

# LOT LINE ADJUSTMENT FINDINGS & EVALUATIONS

The Subdivision Ordinance does not list any required findings for a Lot Line Adjustment; however, a Lot Line Adjustment must comply with the following criteria in **bold italics text**. Each criterion is followed by a discussion/evaluation.

# 1. Compliance with the Zoning Ordinance for the district in which it is located.

The property is zoned Community Commercial (CC). The CC zoning does not include lot standards. Exhibit E illustrates the existing and proposed parcel configurations. The resultant parcels are of adequate size and configuration to accommodate the existing and proposed development as well as all required setbacks and easements.

#### 2. Compliance with the local building regulations.

The Uniform Building Code (UBC) establishes building regulations based upon the type of construction, the use of a building, and a building's proximity to other buildings and property lines. Upon approval of the Lot Line Adjustment, the project will comply with local building regulations.

#### 3. Provisions for relocation of existing infrastructure or easements.

The proposed Lot Line Adjustment will not affect any utility services or any easements of record. All existing easements will be maintained. As a result, the Lot Line Adjustment will not affect any existing or proposed infrastructure or easements.

# 4. Compliance with the City of Roseville General Plan, applicable Specific Plan, Roseville Municipal Code, and Subdivision Ordinance.

The proposed Lot Line Adjustment is consistent with the General Plan and Highland Reserve North Specific Plan (HRNSP) land use designation, and is in compliance with the Roseville Municipal Code and Subdivision Ordinance.

# **ENVIRONMENTAL DETERMINATION**

This project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303, which exempts new construction of small commercial structures, and Section 15305(a) of the CEQA Guidelines which exempt minor lot line adjustments. In addition, a

Negative Declaration was previously adopted for the Lowe's site, which addressed the development of this pad, and the proposed project is consistent with the prior Negative Declaration.

# **RECOMMENDATION**

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

- A. Adopt the four (4) findings of fact as listed below for the Design Review Permit 10221 Fairway Commons III File# DRP-000042;
  - 1. The project does preserve and accentuate the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.
  - 2. The project site design does not provide open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and 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 is not 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.
- B. Approve the Design Review Permit 10221 Fairway Commons III File# DRP-000042 with ninety-three (93) conditions of approval.
- C. Find the Lot Line Adjustment in conformance with the four (4) required criteria listed above 10221 Fairway Commons III File# LLA-000024.
- D. Approve the Lot Line Adjustment 10221 Fairway Commons III File# LLA-00024 with the ten (10) conditions of approval.

# **CONDITIONS OF APPROVAL FOR DRP-000042**

- 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 October 20, 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 October 20, 2007. (Planning & Redevelopment)
- 2. The project is approved as shown in Exhibits A E and as conditioned or modified below. (Planning & Redevelopment)
- 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)
- 7. Parking stalls shall meet, or exceed, the following minimum standards:
  - All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning & Redevelopment)
  - 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 & 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:
    - 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 & Redevelopment)
- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning & Redevelopment)
  - a. Parking spaces 10 and 11 shall be removed from the site plan; no compact parking spaces shall be allowed on site. (Planning Redevelopment)
  - b. The exterior of the refuse enclosure shall be covered with a stone veneer that matches the proposed building. (Planning & Redevelopment)

- c. Additional glass windows shall be included on the northeast elevation. (Planning & Redevelopment)
- The Landscape plan shall comply with the Highland Reserve North Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning & Redevelopment)
- 11. 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)
- 12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning & Redevelopment)
- 13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 14. A separate **Site Accessibility Plan** which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 15. Building permit plans shall comply with all applicable code requirements (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)
- 16. **Restaurants or other food services**. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 17. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
- 18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 19. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
  - a. 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)
  - b. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
  - c. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)

- 20. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 21. 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)
- 22. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 23. 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 that would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
- 24. The applicant shall utilize existing water and sewer stubs to the site. (Environmental Utilities)
- 25. 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 & Redevelopment, Fire)
- 26. 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)
- 27. 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)
- 28. 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)
- 29. 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)

- 30. 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)
- 31. The required fire flow for the protection of the proposed project is 1,500 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)
- 32. 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 1,500 gpm. (Fire)
- 33. Applicant shall provide a minimum of two (2) fire hydrants within the complex in accordance with the Roseville Fire Code. 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)
- 34. 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)
- 35. 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)
- 36. 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)
- 37. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
  - a. one (1) set of improvement plans
  - b. load calculations
  - c. Electrical panel one-line drawings (Electric)
- 38. 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 & Redevelopment & Police)
- 39. 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)
- 40. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

- 41. 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)
- 42. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - a. Water and sewer easements. (Environmental Utilities)
  - b. Other easements (please specify) (Electric, Engineering, Environmental Utilities)
- 43. 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)
- 44. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 45. 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)
- 46. 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)
- 47. This project falls within the commercial land use category of the Pleasant Grove Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
- 48. 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 (2-1/2) percent of the value of the public improvements, or \$2,500, which ever is greater, shall be provided at the time plans are submitted to the City for review. Prior to plan approval, the applicant shall provide an additional deposit of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, whichever is greater. City costs will be billed against the deposited amount on a monthly basis. All funds remaining in the deposit account will be refunded upon completion of the project. (Engineering, Environmental Utilities, Finance)
- 49. 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)
- 50. 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)
- 51. This site shall be accessed off the existing driveway located on Fairway Drive. The existing driveway shall maintain a minimum throat depth of 150-feet from the travel way on Fairway Drive to the curb return of the site access. (Engineering)
- 52. "Prior to the commencement of grading operations, the contractor shall identify the site where the excess earthen material shall be deposited. If the deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineering to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)
- 53. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 54. 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)
- 55. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Fairway Commons III 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. 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)
- 61. 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)
- 62. 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)
- 63. 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)
- 64. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 65. 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)
- 66. 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)
- 67. 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)
- 68. 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)
- 69. 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)
- 70. Applicant shall provide a minimum of two (2) 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)
- 71. 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)
- 72. 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)
- 73. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 74. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 75. 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)
- 76. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 77. 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)

- 78. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- 79. 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.
- 80. 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)
- 81. 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)
- 82. 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)
- 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 & Redevelopment)
- 84. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning & Redevelopment)
- 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 & Redevelopment)
- 86. 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)
- 87. 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)
- 88. 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)
- 89. 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)

- 90. 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)
- 91. 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)
- 92. 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)
- 93. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

# CONDITIONS OF APPROVAL FOR LOT LINE ADJUSTMENT LLA -000024

- 1. The Lot Line Adjustment shall be approved as shown in Exhibit A, subject to the following conditions. (Planning, Engineering)
- 2. The Lot Line Adjustment approval shall be effectuated within a period of one (1) year from this date and if not effectuated shall expire on **October 20, 2006** and become null and void.
- 3. The following shall be submitted to Engineering prior to recordation of the lot line adjustment:
  - a. Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
  - b. One copy of the Conditions of Approval.
  - c. A completed Property Owner Consent Form.
  - d. Deed to convey interest in the property.
  - e. Preliminary title report no older than six months for all properties involved. (Engineering)
- 4. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorders Office. (Engineering)

- 5. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 6. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded lot line adjustment per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)
- 7. 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 (Environmental Utilities, Electric)
- 8. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Environmental Utilities, Electric)
- 9. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)
- 10. 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)

#### **ATTACHMENTS:**

- Vicinity Map
- 2. Color Elevations

#### **EXHIBITS**:

- A. Site Plan
- B. Grading Plan
- C. Landscape Plan
- D. Building Elevations
- E. Lot Line Adjustment

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