



*CITY OF ROSEVILLE
PLANNING & REDEVELOPMENT STAFF REPORT
DESIGN COMMITTEE APRIL 19, 2007*

Gina La Torra, Associate Planner

ITEM III-A: DESIGN REVIEW PERMIT MODIFICATION– 9077 FOOTHILLS BL – MOUNTAIN MUDD ESPESSO CART – FILE# 2007PL-014 (PROJECT# DRP-000178)

REQUEST

The applicant requests approval of a Design Review Permit Modification to allow the addition of a 64 square-foot pre-manufactured drive-thru espresso kiosk (Mountain Mudd Espresso) on the existing Roseville Fuel Plaza site. No other changes to the site are proposed. A public hearing has been requested by an adjacent business owner.

Project Applicant: Randy Clark
Owner: Kevin Schulze, Roseville Fuel Plaza, LLC

SUMMARY RECOMMENDATION

The Planning & Redevelopment 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 with twenty-seven (27) conditions of approval.

OUTSTANDING ISSUES

A public hearing was requested by the adjacent GameDay Café & Deli owner, Liza Gondorf, to discuss the allowable uses on the subject site. GameDay Café & Deli is located on the corner of Albertsons Drive and Niblick Drive and is partially visible from Foothills Boulevard. As stated in Attachment 3, Ms Gondorf is concerned that the proposed espresso kiosk will directly compete with her business.

The proposed kiosk is considered a convenience food service use type and is therefore permitted in the Light Industrial (M1) zone district. As a principally permitted use, the scope of the City's review is limited only to design issues; business competition is not within the scope of review of a DRP.

BACKGROUND

The project site is located at 9077 Foothills Boulevard, which is at the southeast corner of Foothills Boulevard and Albertsons Drive and is within the North Industrial Planning Area of the City (see Attachment 1). The site is near the Albertson's Distribution Center and Hewlett Packard.

On November 19, 1999, the Design Committee approved a Design Review Permit to allow the construction of a card lock fuel facility (Roseville Fuel Plaza), which includes a service canopy for six fuel islands, an 11,386 square foot truck service building with three service bays and two wash bays, and a 2,494 square foot office/deli building. A Parcel Map was administratively approved in April 2004 to create two separate parcels to allow the deli/office building (currently occupied by GameDay Café & Deli) and associated parking to be on a separate parcel from the Roseville Fuel Plaza.

PROJECT DESCRIPTION

The current request is to allow the addition of a new 64 square-foot pre-manufactured drive-thru espresso kiosk on the existing Roseville Fuel Plaza site. The kiosk would be located near the corner of Foothills Boulevard and Albertsons Drive within the existing paved area. The kiosk would be approximately 90 feet from the existing driveway entrance at Albertsons Drive and 30 feet from the existing fire hydrant. The kiosk would be eight feet wide by eight feet deep and would be approximately 15 feet tall. Drive-up windows would be located on the north and south sides to allow for two sided vehicle stacking. The kiosk is pre-manufactured and painted in the Mountain Mudd Espresso colors, which consists of white walls with a green roof canopy. Two terracotta planters would be added in front of the west elevation of the kiosk and would be planted to match the existing landscaping.

Water and wastewater service is self contained within the kiosk in two separate water tanks. A private contractor would fill the potable water and properly dispose of the grey water offsite daily. The applicant would run a new underground electrical and telephone line from the existing service at the fuel station.

SITE INFORMATION

- A. Location:** 9077 Foothills Boulevard; 481-200-019-000
- B. Roseville Coalition of Neighborhood Associations (RCONA):** This parcel is located within the Industrial Area East Neighborhood Association. To date, the Planning & Redevelopment Department has not received any inquiries or comments from the neighborhood association, but did receive a request for the public hearing from an adjacent business owner (as discussed under Outstanding Issues).
- C. Total Acreage:** Approximately 2.32 acres
- D. Site Access:** Access to the site is provided via three driveways, on Foothills Boulevard, Albertsons Drive, and Niblick Drive. Site access will not change as a result of this request.
- E. Grading:** No additional grading of the site is necessary as a result of this request.

ADJACENT ZONING AND LAND USE

Location	Zoning	General Plan Land Use	Current Use
Site	Light Industrial (M1)	Light Industrial (L1)	Fuel Station
North	Light Industrial (M1)	Light Industrial (L1)	Blue Oaks Technical Center
South	Light Industrial (M1)	Light Industrial (L1)	Light Manufacturing
East	Light Industrial (M1)	Light Industrial (L1)	GameDay Café & Deli
West	Light Industrial (M1)	Light Industrial (L1)	Hewlett Packard

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

ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	35'	Approximately 40' from Albertsons Dr and approximately 80' from Foothills Bl

Development Standard	Required	Proposed
Landscape Setbacks	50' from Foothills Bl; 35' from Albertsons Dr	No change
Building Height Limit	50'	Approximately 13'
Parking Spaces (Total)	9 spaces	9 spaces (no change to existing)

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A), Floor Plans and Exterior Elevations (Exhibit B), Interior Elevations and wall Sections (Exhibit C), Canopy Framing (Exhibit D), and Sample Elevation Photo (Exhibit E).

DESIGN REVIEW PERMIT MODIFICATION EVALUATION

A detailed project description and evaluation of the proposed Design Review Permit Modification is as follows:

Vehicle Access/Circulation

The proposed kiosk would be located in the existing paved area between the Albertsons Drive facility entrance and the fueling stations. The kiosk would be approximately 90 feet from the fuel canopy in an underutilized corner, and would not interfere with traffic entering the fuel station.

The Community Design Guidelines require that drive-thru facilities provide a minimum of 180 feet for vehicle stacking (for single drive thru lines). The espresso kiosk would have drive aisles on both sides and would provide 90 feet of vehicle stacking per side, resulting in a total of 180' of stacking, consistent with the Community Design Guidelines. The kiosk will not have a walk-up window or seating for patrons. Espresso drinks are prepared in 60-90 seconds and the applicant will provide two baristas during peak hours. Planning and Engineering staff does not anticipate any traffic or circulation conflicts with the addition of the kiosk.

Design

The proposed kiosk is pre-manufactured from Mountain Mudd Espresso. The exterior walls would be white aluminum clad and would have windows on each side; the north and south of which will be operable for the drive-thru. The kiosk roof would consist of a multi-ridged steel tube frame canopy covered in a forest green rubberized fabric. Two terracotta planters would be added at the west elevation and would be painted to match the red color of the adjacent building.

Although the kiosk would use different colors and materials than the existing buildings, staff feels that the kiosks size and location will not conflict with the original design of the fuel plaza and will be complimentary with the existing use. Therefore, no change in design is recommended.

Landscaping

The existing site has an approximately 35 foot planting strip along Foothills Boulevard and Albertsons Boulevard. The kiosk would not modify the existing landscaping. Two new terracotta planters are proposed along the west elevation of the kiosk and would be visible from Foothills Boulevard. The planters would include live plants that are compatible with the surrounding planting scheme. Staff does not believe that additional landscaping beyond what is proposed is necessary.

Visual Impacts

The kiosk would be 64 square feet, 13 feet tall, which is minimal in comparison to the existing buildings on site. The kiosk will also be partially screened by the adjacent landscape strip. Staff therefore feels that the visual impacts from the kiosk would be minimal.

DESIGN REVIEW PERMIT CONCLUSION

Zoning Ordinance Section 19.78.060(C) requires two findings of fact be made in order to approve a Design Review Permit Modification. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made for the proposed Design Review Permit Modification. The two findings for approval of the Design Review Permit Modification are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

The project is categorically except from the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15311 pertaining to accessory structures and pursuant to Section 305 of the City of Roseville CECA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as listed below for the Design Review Permit Modification – 9077 Foothills Boulevard – Mountain Mudd Espresso – Project # 2007PL-014 (File # DRP-000178);
 1. *The proposed improvement is substantially consistent with the intent of the original approval.*
 2. *The proposed modification complies with all applicable standards and requirements of this title, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable Specific Plan.*
- B. Approve the Design Review Permit Modification for 9077 Foothills Boulevard – Mountain Mudd Espresso – Project # 2007PL-014 (File # DRP-000178) with twenty-seven (27) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 2007PL-014:

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 **April 19, 2009**. 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 **April 19, 2009**. (Planning & Redevelopment)
2. The project is approved as shown in Exhibits A - E and as conditioned or modified below. (Planning & Redevelopment)
3. All prior conditions of approval for the Roseville Fuel Plaza (DRP 99-45, VM 99-04 and AP 99-39) shall remain in full force and effect for this project. (Planning)
4. Any existing landscaping that is disturbed, damaged or removed during construction shall be replaced to the original approved landscape plans. (Planning)

5. Any paving that is disturbed during the installation of the kiosk shall be repaired and shall match the existing paving. (Planning)
6. Signage shall adhere to the City's Sign Ordinance standards. A separate Sign permit is required for all signs. (Planning)
7. The two terracotta planters shall be painted to match the red of the existing buildings onsite. Landscaping within the planters shall be compatible with the surrounding landscaping and shall be maintained. (Planning)
8. The electric service for the kiosk shall be fed from one of the existing main service panels feeding the other buildings. (Electric)
9. 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)
10. 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)

Prior To Building Permits:

11. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
12. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Committee including all conditions of approval. (Planning)
13. 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)
14. 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)
15. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
16. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
17. 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

During Construction and Prior to Occupancy Permits:

18. The project shall be addressed as 9077 Foothills Bl. 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)
19. 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)
20. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
21. 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)
22. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
23. 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. (Electric)
24. Any expansion or addition to the existing electrical system is subject to review by the electric department. Any upgrade to the electrical distribution system as a result of the improvements related to this project will be at the developer's expense. (Electric)

Other Conditions of Approval:

25. 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)
26. 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)
27. 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)

ATTACHMENT:

1. Vicinity Map
2. 2005 Site Aerial
3. Request for a Public Hearing – Liza Gondorf

EXHIBITS:

- A. Proposed Site Plan
- B. Plans and Exterior Elevations
- C. Interior Elevations and Wall Sections
- D. Canopy Framing
- E. Sample Elevation Photo

Note to Applicant and/or Developer: 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.