



AGENDA

December 21, 2017

DESIGN COMMITTEE MEETING 4:30 p.m. Civic Center Meeting Rooms 1 & 2 311 Vernon Street Roseville, California

1. ROLL CALL

2. CONSENT CALENDAR

2.1. MINUTES OF SEPTEMBER 21, 2017

3. REQUESTS/PRESENTATIONS

3.1. INFILL PCL 174 - SIERRA FOOD AND GAS - 999 SUNRISE AVE - FILE #PL17-0125

Recommendations: Pass a motion to:

A. Adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to seventy-four (74) conditions of approval; and,

B. Adopt the two (2) findings of fact for the Administrative Permit and approve the Administrative Permit subject to two (2) conditions of approval.

Applicant: Jesse Kent, Smith Development & Construction. **Owner:** Kenny Singh, Sierra Food & Gas. (Shallow)

4. PUBLIC COMMENTS

5. ADJOURNMENT



DESIGN COMMITTEE

Title: MINUTES OF SEPTEMBER 21, 2017

Meeting Date: 12/21/2017
Item #: 2.1.

ATTACHMENTS:

Description

September 21, 2017 Minutes



Design Committee Meeting September 21, 2017 – 4:30 p.m. Draft Minutes

I. ROLL CALL – *Silent*

Committee Members Present

Tracy Mendonsa, Chair
Michael Motroni, Vice-Chair
Daniel Wesp

Staff Present

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Tara Gee, Park Planning & Development Superintendent

Committee Members Absent

None

II. CONSENT CALENDAR

Chair Mendonsa asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Hearing none, Chair Mendonsa asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF AUGUST 17, 2017

MOTION

Committee Member Motroni made the motion, which was seconded by Committee Member Wesp, to approve the Consent Calendar item as submitted.

The motion passed with the following vote:

Ayes: Mendonsa, Motroni, Wesp

Noes: None

Abstain: None

III. REPORTS: COMMISSION/STAFF

A. WATER EFFICIENT LANDSCAPE DESIGN AND STREETScape PLANTING

Senior Planner, Derek Ogden, presented the staff report and responded to questions.

Chair Mendonsa opened the public hearing and invited comments from the applicant and/or audience.

Public Comment:

- None

Committee Discussion:

- Some cool weather turf should be allowed by the project's water budget.
- Recycled water applications should allow for turf.

- Design Committee does not support the total elimination of turf.
- Committee feels the balance of turf and Water Efficient Landscape Ordinance (WELO) requirements should be considered.
- Senior Parks Superintendent Tara Gee responded that during the drought turf was not permitted. In addition recycled water is a commodity to be conserved and turf doesn't do as well using recycled water as irrigation.
- Water Conservation Administrator Bobby Alvarez noted that there are appropriate applications for turf such as parks and play areas. However, the days of providing turf within sidewalk planting strips is probably past given current WELO irrigation regulations.
- Design Committee liked the design of the Dutch Brothers landscaping along Sunrise Avenue.
- Sub-surface drip for turf areas is not a viable option due to maintenance issues.
- Plant selection is key as some of native and water conserving plants and turf do not have a long lifespan.
- Education and outreach is a key component of water conservation.

Chair Mendonsa closed the public hearing.

Staff provided this item as informational only. No action required.

IV. ORAL COMMUNICATION

Chair Mendonsa opened the Oral Communication. Hearing none, Chair Mendonsa closed the Oral Communication.

V. ADJOURNMENT

Chair Mendonsa asked for a motion to adjourn the meeting.

MOTION

Committee member Wesp made the motion, which was seconded by Committee member Motroni, to adjourn the meeting.

The motion passed unanimously at 5:10 p.m.



DESIGN COMMITTEE

Title:

INFILL PCL 174 - SIERRA FOOD AND GAS - 999 SUNRISE AVE - FILE
#PL17-0125

Meeting Date: 12/21/2017

Item #: 3.1.

ATTACHMENTS:**Description**

Staff Report

Attachment 1 - Parking Narrative

Attachment 2 - Topographic Survey

Exhibit A - Site Plan

Exhibit B - Floor Plan

Exhibit C - Elevations

Exhibit D - Landscape Plan

Exhibit E - Grading & Utility Plan

Exhibit F - Stormwater Plan

**ITEM IV-A: DESIGN REVIEW PERMIT & ADMINISTRATIVE PERMIT – 999 SUNRISE AVENUE –
INFILL PCL 174 – SIERRA FOOD & GAS – PL17-0125**

REQUEST

The applicant proposes to construct an approximately 2,510 square-foot convenience store, with associated site improvements including parking and landscaping. The existing 1,333 square-foot convenience store will be demolished. A one (1) space parking reduction is also requested to accommodate a new trash enclosure.

Applicant – Jesse Kent, Smith Development & Construction
Owner – Kenny Singh, Sierra Food & Gas

SUMMARY RECOMMENDATION

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

- A. Adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to seventy-four (74) conditions of approval.
- B. Adopt the two (2) findings of fact for the Administrative Permit and approve the Administrative Permit subject to two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located at 999 Sunrise Avenue, on the corner of Sunrise Avenue and Cirby Way, within the City's Infill planning area (see Figure 1). The property has a zoning designation and a General Plan land use designation of Community Commercial (CC). The project site is bordered by a Safeway grocery store to the north, a Safeway gas station to the east, Cirby Way to the south, and Sunrise Avenue to the west.

The approximately 0.48-acre site is currently developed with a 1,333 square-foot convenience store that was built over 30 years ago. On October 21, 1999, the Design Committee approved a Design Review Permit Modification (file #DRPMOD 98-22) to allow the installation of four (4) fuel pumps, two (2) canopies at ±960 square feet each, and associated improvements including landscaping, lighting, parking, and minor façade changes to the convenience store.

The applicant currently requests approval to allow the demolition and removal of the existing convenience store building and to allow construction of a new 2,510 square-foot convenience store, with associated site improvements including parking and landscaping. The location of the fueling stations will remain unchanged, however the canopies will be updated to match the architecture of the proposed building. The existing trash enclosure will be removed and replaced, and the current 1,000-gallon Amerigas propane-dispensing tank will be replaced with a 500-gallon tank. In addition, a parking reduction for one (1) space is included in this request.

Figure 1: Vicinity Map



SITE INFORMATION

Location and Total Acreage: 999 Sunrise Avenue, APN 470-081-036-000, 0.48 acres

Figure 2: Existing Sierra Food & Gas Site – View from Sunrise Avenue



Roseville Coalition of Neighborhood Associations (RCONA) and Project Notification: The project is located within the Meadow Oaks Neighborhood Association. A notice of the proposed project was sent to the Meadow Oaks Neighborhood Association and the RCONA Board. Additionally, notification of the public hearing for this project was provided to properties within 300 feet. To date, staff has not been contacted by any interested parties regarding the project.

Site Access: Access to the site is provided via two driveways off of Sunrise Avenue and Kirby Way. Both driveways allow right in/right out turning movements only. The Kirby driveway is a shared driveway with the adjacent parcel to the east (currently a Safeway fueling station) and provides reciprocal access. The entry driveway along Kirby Way will remain unchanged, while the entry

driveway along Sunrise Avenue will be modified from 42 feet to approximately 35 feet to be consistent with the City's Type S driveway standard.

Topography: The site is flat and is elevated approximately 154 to 157 feet above mean sea level (see Attachment 2). There are no natural features on this site.

Grading: The site is currently developed with two gas canopies and a convenience store with associated parking, lighting and landscaping. Following the demolition of the existing building, grading of the property will be necessary to provide the new building pad and parking area.

ZONING/PLANNING AREA REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	None	5'-0" – North property line 80'-9" – West property line 6'-2" – East property line 99'-0" – South property line
Landscape Setbacks	20'	Varies from 9' to 19'
Building Height Limit	50'	22' (measured at highest point)
Parking Spaces	8	7
% of compact spaces	up to 30% max. if a minimum of 20 spaces are provided	0
# of handicapped spaces	1	1
% of shaded parking	50%	58%
Bicycle Racks	1	1

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A), Floor Plan (Exhibit B), Elevations (Exhibit C), Landscape Plan (Exhibit D), Preliminary Grading & Utility Plan (Exhibit E), and Stormwater Plan (Exhibit F).

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance and the City's Community Design Guidelines (CDG). Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. The following sections of evaluation focus on areas of interest.

Site Planning & Building Siting: The location of the existing fuel stations on the property will remain unchanged. The existing convenience store is located in the center of the property (facing Sunrise Avenue), with parking located away from the building along the east property line. This leads to customers parking near the front door of the store and conflicts with circulation around the fuel canopies. The convenience store will be demolished and replaced with a larger building oriented in the northeast corner of the property with the entrance storefront facing Cirby Way. This will allow for improved traffic flow and the standardization of the driveway along Sunrise (from 42' to 35').

Architecture: The existing convenience store building is aged and its materials lack visual interest. The building is a square shape and does not provide variation in architecture, color, or materials. Additionally,

there is not a mechanical screen and the trash enclosure is not finished to complement the materials of the building.

The new convenience store building is rectangular in shape, however the variations in parapet heights (ranging from 16' to 22') dissuade the visual effect of “box retail” (Figure 3). The proposed building colors are muted earth tones. The exterior materials include a painted stucco finish on the building walls, stacked stone columns, aluminum storefront glazing, metal parapet caps and a metal awning above the main entrance. This mix in materials compliments adjacent building materials within the vicinity of the project. The stacked stone columns are projected approximately 12” to 18” on all four elevations to provide variation and greater definition in the building wall planes. Rectangular green screen trellis panels will add additional visual interest on the north and east elevations. The trash enclosure and the gas canopy columns will utilize the same architecture and mix in materials, further enhancing the project site.

Figure 3: South, West, and East Elevations



The changes proposed by the applicant are an improvement over the existing project site. Overall, staff finds that the colors, materials, and design of the building meet the intent of the CDG. As such, staff supports the design as proposed.

Parking: The Zoning Ordinance requires one parking space for every 300 square feet (1:300) of commercial sales area with a five (5) space minimum, resulting in a total of eight (8) spaces. The applicant is requesting a one (1) space parking reduction. Further discussion is provided in the Administrative Permit section of this report.

Landscaping: The existing landscape setback widths are less than typically required by the CDG, varying from approximately 9 feet wide near the driveway entrances and 19 feet wide at the corner. Given the site constraints and the current canopy and driveway locations, staff is supportive of the proposed setbacks. Much of the current landscaping will remain, including three Live Oak trees and three Valley Oak trees. The front landscaped area will be enhanced with additional plantings, however the existing fan palm tree will be replaced with Chinese Pistache trees to provide some visual screening of the fuel canopies. Additionally, the project will provide a five-foot landscape planter at the rear of the new building (along the north property line) to provide adequate screening and buffer from the adjacent use. The proposed

planting schedule only includes low to medium water use plants to be maintained by low flow drip and bubbler irrigation systems. The parking lot includes landscape islands, which will include trees and shrubbery planting.

The proposed landscape plan demonstrates that the proposal exceeds the City's minimum requirement of 50% shading in parking lots. As proposed, staff finds the landscape plan meets the intent of the CDG and is consistent with the City's Water Efficient Landscape Ordinance.

Design Review Permit Conclusion

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

ADMINISTRATIVE PERMIT – PARKING REDUCTION

Section 19.26.030.C.3 of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating Parking Reductions for an Individual Use. An applicant may apply for an Administrative Permit to allow a parking reduction for an individual use where they believe the number of parking spaces required for their use as specified in the Zoning Ordinance is not applicable because their use functions differently than the Zoning-Ordinance-specified use type. The applicant has the burden of proof for providing documentation substantiating their request. The approving authority shall only approve reduced parking if the criteria in ***bold, italics*** below are met.

1. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate.

The Zoning Ordinance parking requirement for Gasoline Sales with Neighborhood Commercial Sales is one space per 300 square feet of commercial sales area with a five space minimum. The City does not consider spaces at the fuel canopies as part of this requirement. Based on the proposed size of the convenience store (2,510 square feet), a total of eight parking spaces are required. The applicant initially identified eight spaces would be provided, however, the site plan had to be modified to include a trash enclosure consistent with City standards. This resulted in the elimination of one parallel parking space along the north property line due to the size constraint of the property. Therefore, the applicant is requesting a one space parking reduction.

The applicant provided a comparative analysis (Attachment 1) using a similar sized fueling station and convenience store to demonstrate that the proposed seven parking spaces are appropriate for the use. The comparable property chosen was the Circle K convenience store and fueling station located at 7796 Sunrise Boulevard in Citrus Heights, CA, approximately 1.6 miles to the south of the subject property. This site is of similar size at 0.48 acres and is developed with a 2,874 square-foot convenience store and eight fueling spaces. There are seven parking spaces on the property (not including the spaces at the fuel dispensers).

The applicant performed a parking survey of the Citrus Heights site during the peak hours from 4pm to 6pm on Monday, August 14, 2017. A total of 166 vehicles entered and exited the property during that time. Of the total, 72 vehicles parked at the fueling dispensers, 88 vehicles parked at the convenience store stalls, and six vehicles traveled through the property to avoid the traffic signal at Sunrise and Antelope. No more than four parking spaces were occupied at any one time. Thus, it was found that the parking provided at 7796 Sunrise Boulevard was sufficient for this peak operating time.

Staff finds that the comparative analysis provided by the applicant demonstrates that the proposed parking supply is adequate to accommodate the parking demands of the project. Although the ten spaces at the fuel dispensers do not count towards the overall parking requirement, Staff anticipates these spaces will help alleviate the potential parking demand.

2. Overflow parking will not impact any adjacent use.

As described above, the applicant has provided evidence that the onsite parking is sufficient to meet demand. The adjacent parcels to the north and east of the project site are developed with a 55,922 square-foot Safeway grocery store and a Safeway fueling station with a 420 square-foot convenience store. The adjacent properties were developed with a total of 231 parking spaces. Sierra Food & Gas is separated from Safeway by landscape buffers along the north and east property lines. The applicant does not anticipate that periods of high volume will result in vehicles parking on the neighboring properties as this eliminates customer convenience. Therefore, Staff finds that overflow parking will not impact adjacent uses.

Administrative Permit – Parking Reduction Conclusion

Based on the hours of operation, the availability of parking, and the nature of the proposed use, staff believes there will be adequate parking to meet the peak demands, and therefore, supports the parking reduction request.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 (In-Fill Development Projects) and Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the project site is no more than five acres, is surrounded by urban uses, will not result in substantial impacts, and can be served by all required utilities and public services.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact as listed below and approve the **DESIGN REVIEW PERMIT – 999 SUNRISE AVENUE – INFILL PCL 174 SIERRA FOOD & GAS – PL17-0125** as shown in Exhibits A-G and subject to seventy-four (74) conditions of approval.
 1. *The project, as approved, preserves and accentuates 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, as approved, provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and Community Design Guidelines.*
 3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and Community Design Guidelines.*
 4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance*

of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.

- B. Adopt the two (2) findings of fact as listed below and approve the **ADMINISTRATIVE PERMIT – 999 SUNRISE AVENUE – INFILL PCL 174 SIERRA FOOD & GAS – PL17-0125** subject to two (2) conditions of approval.
1. *Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate*
 2. *Overflow parking will not impact any adjacent use.*

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT (FILE # PL17-0125)

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 **December 21, 2019**. 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 **December 21, 2019**.
2. The project is approved as shown in Exhibits A - G and as conditioned or modified below. (Planning)
3. The project shall be addressed as 999 Sunrise Avenue. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

8. Parking stalls shall meet, or exceed, the following minimum standards:
 - 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--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space

shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)

- c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
11. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Engineering)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the City of Roseville Water Efficient Landscape ordinance. (Planning)
 - e. 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)
12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
13. A separate Architectural 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)

14. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
15. Parapet/cornice construction shall support the weight of a ladder leaning against the parapet as well as a 330-pound vertical load applied to the leading edge of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (CFC Chapter 1) (Building)
16. For restaurants other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
17. For restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
18. 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)
19. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
20. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
21. A note shall be added to the grading plans that states:
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
22. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Ensure that the placement of bike rack as noted on the site plan allows for sufficient space to access each rack easily. (Alternative Transportation, Building)
23. The driveway on Sunrise Avenue shall be reconstructed to a 35-foot wide City Standard Type S driveway. (Engineering)
24. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to

the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

25. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. If a SWPPP is not required, the plans shall include an erosion and sediment control plan. (Engineering)
26. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
27. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
28. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
29. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
30. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
31. 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)"
32. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
33. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

- b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
- 34. 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)
 - 35. 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)
 - 36. 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)
 - 37. 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)
 - 38. 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)
 - 39. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 1,500 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
 - 40. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
 - 41. The monitoring of the fueling tanks shall be maintained at all times regarding of the remodel/rebuild of the structure housing the alarm unit. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact our Hazardous Materials Division within the Fire Department at (916) 774-5800 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
 - 42. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)

43. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- one (1) set of improvement plans
 - load calculations
 - electrical panel one-line drawings
44. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
45. 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)
46. 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:

47. 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:
- There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - 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.
 - The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
48. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- A 12.5 foot wide public utilities easement along all road frontages.
 - Water, sewer, and reclaimed water easements.
 - Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
49. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

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.
 - 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)
51. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
52. 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)
53. 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)
54. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
55. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
56. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
57. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
58. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
59. 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)

60. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
61. 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)
62. 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.
63. 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)
64. 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)
65. 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)
66. 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)
67. 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. (Public Works)
68. 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)
69. 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)
70. 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 or not and if site remediation is required. (Fire)

71. 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)
72. 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)
73. 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 Division Inspector at the time of or prior to the foundation inspection. (Building)
74. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO 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 Certificate of Occupancy. (Building)

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT (FILE # PL17-0125)

1. This Administrative Permit for a reduction of one (1) space is approved based on the proposed use, square footage, and operating characteristics of the tenant, as described in this staff report and in Attachment 1 & Exhibit A, and as conditioned below. Should Sierra Food & Gas vacate the space or modify their operations, the parking reduction will no longer be valid. (Planning)
2. This Administrative Permit approval shall be effectuated within a period of two (2) years from **December 21, 2017** and if not effectuated shall expire on **December 21, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 21, 2019**. (Planning)

Attachments

1. Parking Reduction Narrative
2. Topographic Boundary Survey

Exhibits

- A. Site Plan
- B. Floor Plan
- C. Elevations
- D. Landscape Plan
- E. Preliminary Grading & Utility Plan
- F. Stormwater Plan

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



August 14, 2017

Kinarik Shallow
Development Services Dept. – Planning Division
311 Vernon Street
Roseville, CA 95678

RECEIVED

AUG 21 2017

Planning Division

RE: ADMINISTRATIVE PERMIT: PARKING REDUCTION REQUEST – INFILL PCL174 – SIERRA FOOD & GAS –
FILE #PL17-0125

Dear Kinarik,

On behalf of owners Kenny and Preety Singh, I respectfully submit this narrative and explanation for a parking space reduction as part of the proposed development at 999 Sunrise Avenue, Sierra Food & Gas, #PL17-025.

Per Roseville Municipal Code Chapter 19.26.030.C.3, an applicant may request an Administrative Permit from the Planning Manager for the reduction of required off-street parking spaces required by parking standards and use type in the same Chapter.

NARRATIVE:

Sierra Food & Gas currently operates as a 1,333 square foot convenience store with four 76-branded fuel dispensers (eight fueling spaces), one Propel gas dispenser, and a 1,000-gallon Amerigas propane dispensing tank. The proposed development, File #PL17-0125, replaces the existing convenience store with a new 2,510 square foot convenience store. The fueling area will remain unchanged and the propane dispenser will be replaced by a 500-gallon Amerigas tank. Space dedicated to sales will be approximately 1,701 square feet, or 68% of the gross square footage.

The current operating hours are Monday-Friday 6 a.m. to 10 p.m., Saturday 6 a.m. to 11 p.m., and Sunday 7 a.m. to 9 p.m. The proposed hours in the new store will be 24-hours a day, 7-days a week. Staffing will remain the same with one employee on duty per shift.

Required off-street parking for Gasoline Sales with Neighborhood Commercial Sales, as presented in RMC 19.26.030, is one space per 300 sq. ft. of commercial sales area with a 5 space minimum. The 2,510 sq. ft. convenience store would require eight parking spaces ($2,510/300 = 8.3$).

FULL COST
DRP & AP-PR
2nd DIST

PL17-0125

INFILL PCL 174 - SIERRA FOOD & GAS
999 SUNRISE AV



All four corners of the Roseville and Cirby intersection are commercial. The adjacent neighboring properties, 989 Sunrise Avenue and 1205 Cirby Way, are a 55,922 sq. ft. Safeway grocery store and a Safeway fueling station with a 420 sq. ft. market islander. Sierra Food & Gas is separated from Safeway by landscape buffers along the north and east property lines. Operating hours for the grocery store are daily 5:30 a.m. to Midnight. The property has approximately 231 parking spaces total.

REQUEST:

The applicant is suggesting a reduction of parking by one space for a total of six parking spaces and one ADA space. This reduction is necessary to balance the size of the proposed store along with required design elements as part of the city's standards for redevelopment. The square footage of the store is maximized to achieve return on investment by the property owners. It should be noted, as well, that this economics is based on keeping the current fueling system in place. The cost to replace the existing fueling system would be far more than the projected ROI for the new building. City standards required a recycling-only trash enclosure which led to the loss of a parallel parking space along the eastern property line.

COMPARTIVE ANALYSIS:

Parking reduction for an individual use can be considered, per RMC 19.26.030.3, if (a.) Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate; and (b.) Overflow Parking will not impact any adjacent use.

For this analysis, the comparable property and use chosen is the Circle K Convenience Store and Fueling Station located at 7796 Sunrise Boulevard, Citrus Heights, CA 95610. The property is 1.6 miles to the south along the same Sunrise frontage and it receives similar east-west traffic flows between I-80 and residential subdivisions. The intersection of Sunrise Boulevard and Antelope Road, like Sunrise Avenue and Cirby Way, is commercially developed at all four corners.

The Circle K property is 0.48 acres with a 2,874 sq. ft. convenience store and four fueling dispensers (eight fueling spaces). To recap, the proposed development at 999 Sunrise would feature a 2,510 sq. ft. convenience store and the existing five fueling dispensers (ten fueling spaces) on 0.49 acres. Both sites utilize one driveway per each road frontage and have no reciprocal cross easement for shared parking. It should be noted that the Circle K property has a sign near the driveway along Sunrise which reads, "20 Minute Parking for Customers Only, Unauthorized Vehicles Will Be Towed Away at Vehicle Owners Expense, CVC 22658A, Sheriff 440-5115." This sign is difficult to read in its entirety upon entering the property and may have been a condition of approval for a past entitlement process.



Citrus Heights Municipal Code Section 106.36.040 establishes one parking space for each 250 square foot of interior retail floor area for Service Station use. The current site, according to that formula, would require 11 parking spaces. Instead, there are seven parking spaces, including one ADA space, alongside the Circle K and the eastern property line. It is unknown whether Citrus Height considers parking at fueling dispensers as part of its off-street parking review.

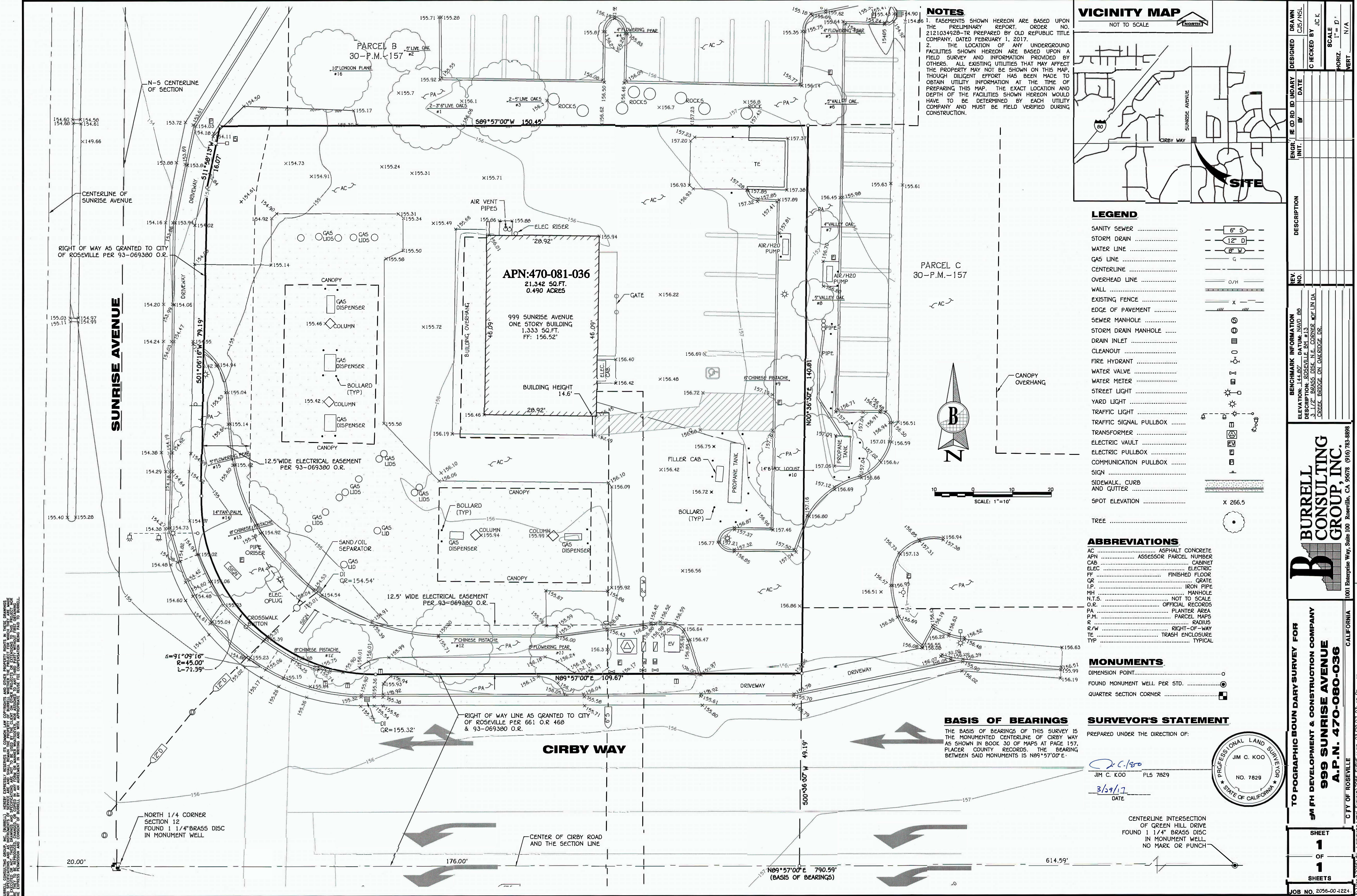
A traffic count of vehicles entering and exiting 7796 Sunrise Boulevard was made during peak p.m. hours, 4 p.m. – 6 p.m. on Monday, August 14, 2017. A total of 166 vehicles entered and exited the property during that time. Of that total, 72 vehicles parked at the fueling dispensers, 88 vehicles parked in convenience store stalls, and six vehicles traveled through the property to avoid the traffic signal at Roseville and Antelope. Vehicles entering the property were evenly distributed between Sunrise and Antelope; 86 vehicles entered the property from Sunrise and 80 vehicles entered the property from Antelope. 70% of exiting vehicles used the drive access along Antelope for a total of 116.

The parking provided at 7796 Sunrise Boulevard appeared to be more than sufficient for this peak operating time. No stacking at the pumps was witnessed during the study. In addition, no more than four parking spaces were ever occupied at one time. If one estimates a typical fueling or convenience stop to be five minutes in duration, the site averaged seven vehicles per five-minute increment. As this is nearly evenly distributed between fueling and convenience, it would suggest that the parking volume between spaces at the store and spaces at pumps to be more than adequate in customer vehicle replacement over peak time.

It is in the opinion of the applicant that the seven parking spaces will be appropriate for the proposed development at 999 Sunrise Boulevard. While the applicant does not believe the required parking standards are excessive, the applicant does think that parking at the fuel pumps, while not technically parking-dedicated spaces, does alleviate traffic stacking and on-site congestion. Also, the applicant does not believe that periods of high volume will result in extra vehicles parking on the neighboring property as this eliminates customer convenience.

Respectfully Submitted,

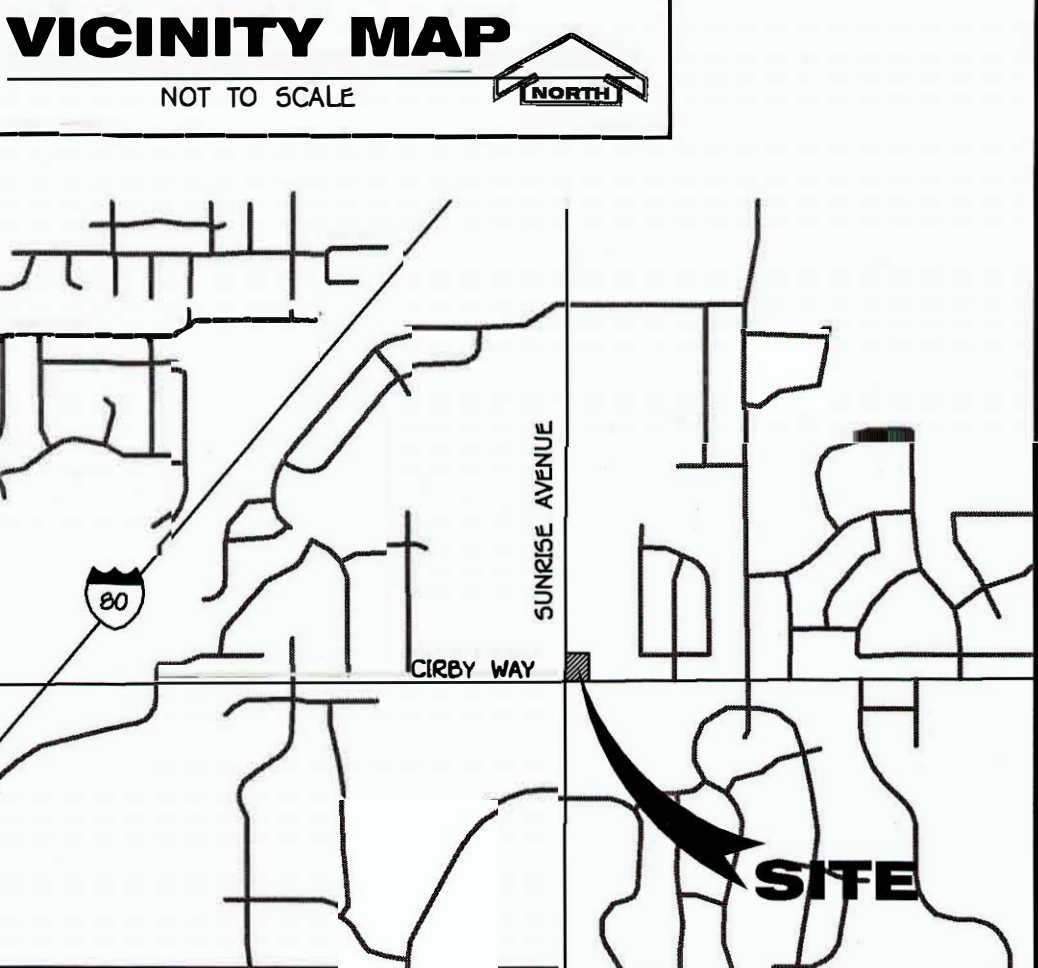
Jesse Kent
Smith Development & Construction



NOTES

1. EASEMENTS SHOWN HEREON ARE BASED UPON THE PRELIMINARY REPORT, ORDER NO. 2121034928-12 PREPARED BY OLD REPUBLIC TITLE COMPANY, DATED FEBRUARY 1, 2017.

2. THE LOCATION OF ANY UNDERGROUND FACILITIES SHOWN HEREON ARE BASED UPON A FIELD SURVEY AND INFORMATION PROVIDED BY OTHERS. ALL EXISTING UTILITIES THAT MAY AFFECT THE PROPERTY MAY NOT BE SHOWN ON THIS MAP. THOUGH DILIGENT EFFORT HAS BEEN MADE TO OBTAIN UTILITY INFORMATION AT THE TIME OF PREPARING THIS MAP, THE EXACT LOCATION AND DEPTH OF THE FACILITIES SHOWN HEREON WOULD HAVE TO BE DETERMINED BY EACH UTILITY COMPANY AND MUST BE FIELD VERIFIED DURING CONSTRUCTION.



LEGEND

SANITY SEWER	6" S
STORM DRAIN	12" D
WATER LINE	8" W
GAS LINE	G
CENTERLINE	O/H
OVERHEAD LINE	O/H
WALL	X
EXISTING FENCE	X
EDGE OF PAVEMENT	X
SEWER MANHOLE	⊙
STORM DRAIN MANHOLE	⊙
DRAIN INLET	⊙
CLEANOUT	⊙
FIRE HYDRANT	⊙
WATER VALVE	⊙
WATER METER	⊙
STREET LIGHT	⊙
YARD LIGHT	⊙
TRAFFIC LIGHT	⊙
TRAFFIC SIGNAL PULLBOX	⊙
TRANSFORMER	⊙
ELECTRIC VAULT	⊙
ELECTRIC PULLBOX	⊙
COMMUNICATION PULLBOX	⊙
SIGN	⊙
SIWALK, CURB AND GUTTER	⊙
SPOT ELEVATION	X 266.5
TREE	⊙

ABBREVIATIONS

AC ASPHALT CONCRETE
APN ASSessor's PARCEL NUMBER
CAB CABINET
ELEC ELECTRIC
FF FINISHED FLOOR
GR GRATE
I.P. IRON PIPE
MH MANHOLE
N.T.S. NOT TO SCALE
O.R. OFFICIAL RECORDS
PA PLANTER AREA
P.M. PARCEL MAPS
R RADIUS
R/W RIGHT-OF-WAY
TE TRASH ENCLOSURE
TYP TYPICAL

MONUMENTS

DIMENSION POINT..... ⊙
FOUND MONUMENT WELL PER STD. ⊙
QUARTER SECTION CORNER ⊙

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS THE MONUMENTED CENTERLINE OF KIRBY WAY AS SHOWN IN BOOK 30 OF MAPS AT PAGE 157, PLACER COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS N89°57'00" E.

SURVEYOR'S STATEMENT

PREPARED UNDER THE DIRECTION OF:

JIM C. KOO
PLS 7829
3/5/17
DATE



CENTERLINE INTERSECTION OF GREEN HILL DRIVE FOUND 1 1/4" BRASS DISC IN MONUMENT WELL, NO MARK OR PUNCH

DRAWN	CJS/NSL	DESIGNED	CJS/NSL	DATE	DATE	ENGR.	INIT.	REV.	NO.	DESCRIPTION	REVISION INFORMATION
											ELEVATION: 144.80' DATUM: NAVD 83 DESCRIPTION: 20555 DISC N.E. CORNER OF LINDA 3 1/2" 20555 DISC N.E. CORNER OF LINDA CREEK BRIDGE ON OVERIDGE DR.
BURRELL CONSULTING GROUP, INC. 1001 Enterprise Way, Suite 100, Roseville, CA 95678 (916) 783-8898											
TO PHOTOGRAPHIC BOUNDARY SURVEY FOR SMITH DEVELOPMENT & CONSTRUCTION COMPANY 999 SUNRISE AVENUE A.P.N. 470-080-036 CITY OF ROSEVILLE CALIFORNIA											
SHEET 1 OF 1 SHEETS											
JOB NO. 20556-01224											



SDCC

WWW.SMITHDCC.COM
916.966.7325

revision dates:

Sierra Food & Gas
New Store
999 Sunrise Ave.
Roseville, CA

APN: 470-081-036-000
OWNER: Kenny Singh

ARCHITECTURAL
SITE PLAN

Scale: 1" = 10'-0"

A100

DESIGN REVIEW PERMIT

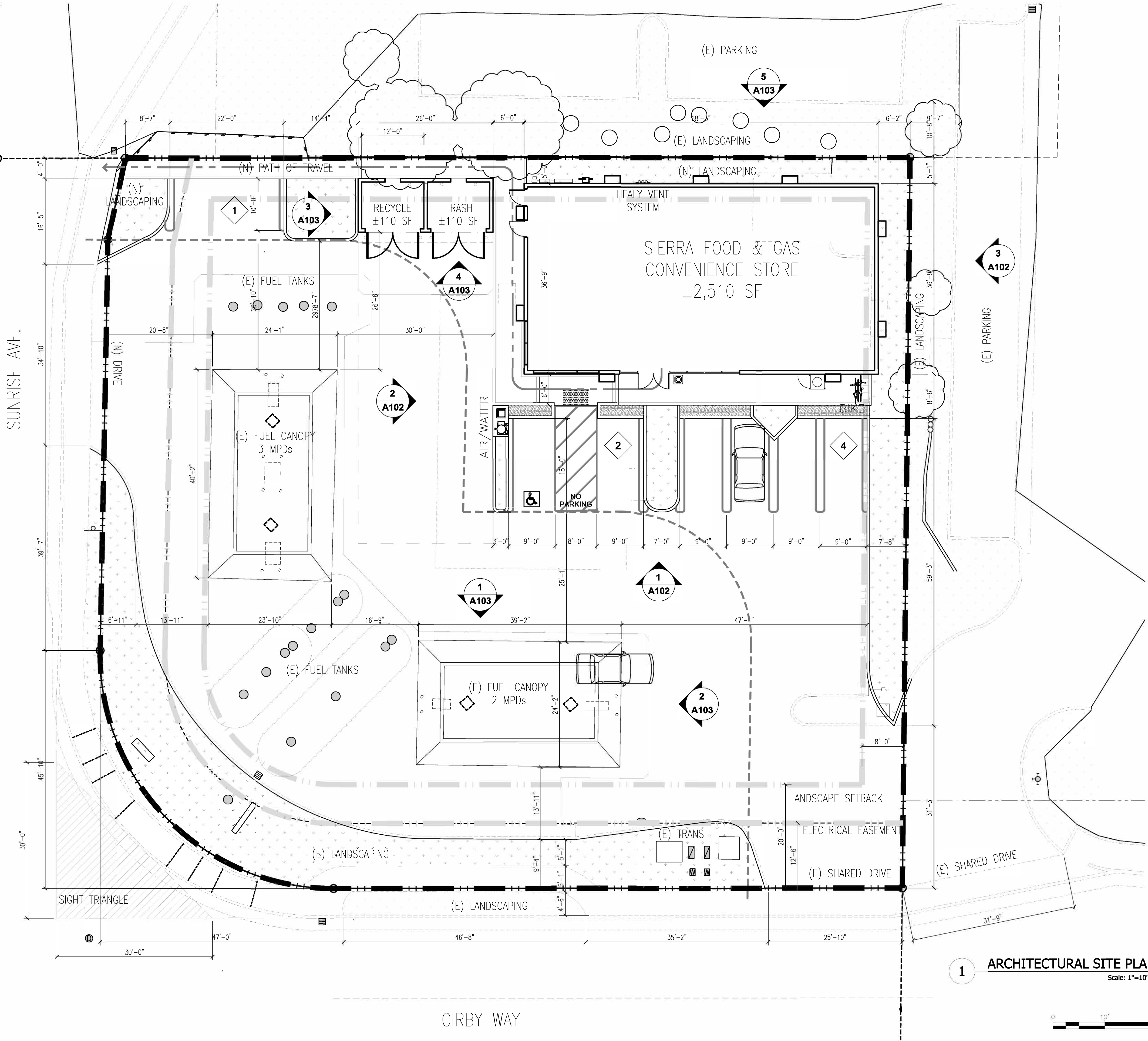
5/1/17

PROJECT NOTES

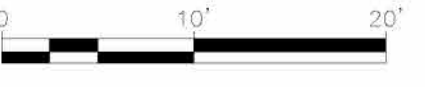
999 SUNRISE AVE.
APN: 470-081-036-000
SITE AREA: ±21,342 SF
BUILDING AREA: ±2,510 SF = 11.8%
LANDSCAPE: ±3,530 SF = 16.6%
ADA PARKING - 1 SPACE
PARALLEL PARKING - 1 SPACES
STANDARD PARKING - 5 SPACES
FUEL PARKING - 10 SPACES
TOTAL PARKING - 17 SPACES
(REQ. 1/300 SF) - 8.3 SPACES

SUNRISE AVE.

CIRBY WAY



1 ARCHITECTURAL SITE PLAN
Scale: 1" = 10'-0"





SDCC

WWW.SMITHDCC.COM
916.966.7325

revision dates:

Sierra Food & Gas
New Store
999 Sunrise Ave.
Roseville, CA

APN: 470-081-036-000
OWNER: Kenny Singh

FLOOR PLAN

Scale: 1" = 10'-0"

A101

DESIGN REVIEW PERMIT

5/1/17

LAYOUT INFORMATION

ROLLER GRILLS	2
SANDWICH CASE	6'
VAULT DOORS	11
LOW TEMP DOORS	2
ICE MERCH. DOORS	1
NOVELTY CASE	1 (SM)
BAKERY CASE	1 (LG)
SLURPEE BARRELS	6
GONDOLA UNITS (60"H)	34
END CAPS (60"H)	03
POWER WINGS	(03) - NOT IN TOTAL
LOW WALLS (36"H)	03
HIGH WALLS (72"H)	01
TOTAL	41

TOTAL SQ FT = 2,502 SF
SALES FLOOR AREA = 1,701 SF

GAS: YES LIQUOR: NO
BEER: YES WINE: YES

OCCUPANCY LOAD (>49) = 53
TRAVEL DISTANCE (<200) = 86'
COMMON PATH OF TRAVEL (<75) = 42'
RESTROOMS REQUIRED = 2
EXITS REQUIRED = 2

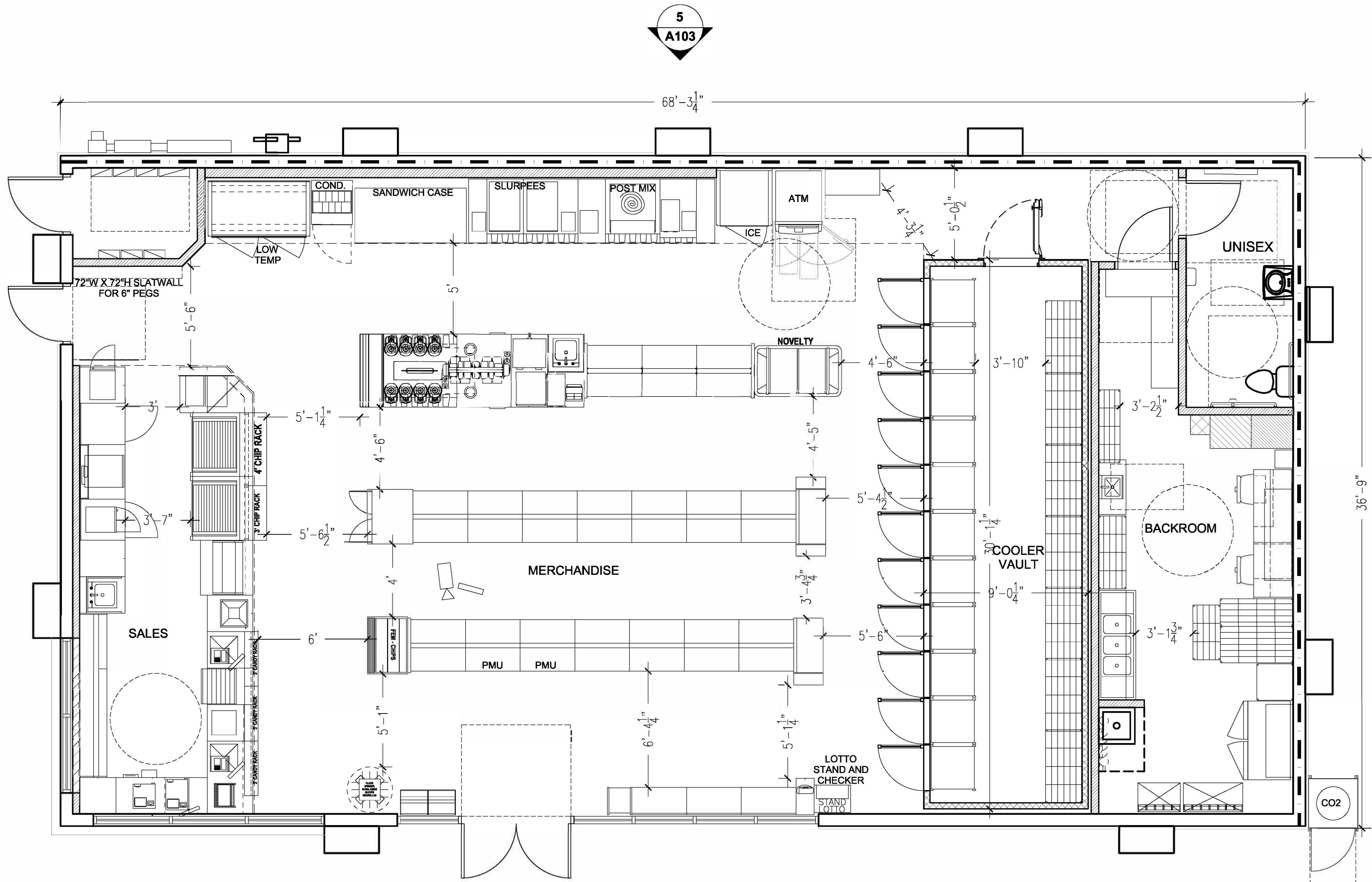
OVERHEAD SHELVES = 26 FT
FLOOR SHELVES = 24 FT

WALL TYPE LEGEND

EXTERIOR WALL	
COLUMN	
INTERIOR WALL	
PARTIAL HEIGHT WALL	
COOLER WALL	
1-HR RATED EXT. WALL	

OCCUPANCY CALCULATION

MERCHANDISE:
1437 SF/30 = 48 PEOPLE
KITCHEN / SALES:
264 SF/200 = 2 PEOPLE
STORAGE/ BACK ROOM:
629 SF/300 = 3 PEOPLE
OFFICE:
00 SF /100 = 0 PEOPLE
RESTROOM:
187 SF/N/A = 0 PEOPLE
TOTAL: = 53 PEOPLE



1 ARCHITECTURAL FLOOR PLAN
Scale: 1/4"=1'-0"

MATERIALS SCHEDULE	
MATERIAL	MANUF.-COLOR
MEMBRANE ROOFING	DUROLAST - WHITE
STONE VENEER	CORONADO STONE - QUICK STACK - CARMEL MOUNTAIN
EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES	SHERWIN WILLIAMS - SEAL SKIN SW 7675
METAL CANOPY	BAKED BRONZE ENAMEL
ALUMINUM STOREFRONT GLAZING	KAWNEER - 451T VG
STUCCO - BASE	OMEGA OR EQUAL TEXTURE = LIGHT LACE COLOR = 580 PIEDRA MARCA
STUCCO - ACCENT	OMEGA OR EQUAL TEXTURE = LIGHT LACE COLOR = 400 TAVERN TAUPE



1 ELEVATION - FRONT (SOUTH - LOOKING TOWARDS CIRBY WAY)
1/4" = 1'-0"



2 ELEVATION - SIDE (WEST - LOOKING TOWARDS SUNRISE AVE)
1/4" = 1'-0"



3 ELEVATION - SIDE (EAST - LOOKING TOWARDS NEIGHBOR)
1/4" = 1'-0"

Sierra Food & Gas
New Store
999 Sunrise Ave.
Roseville, CA

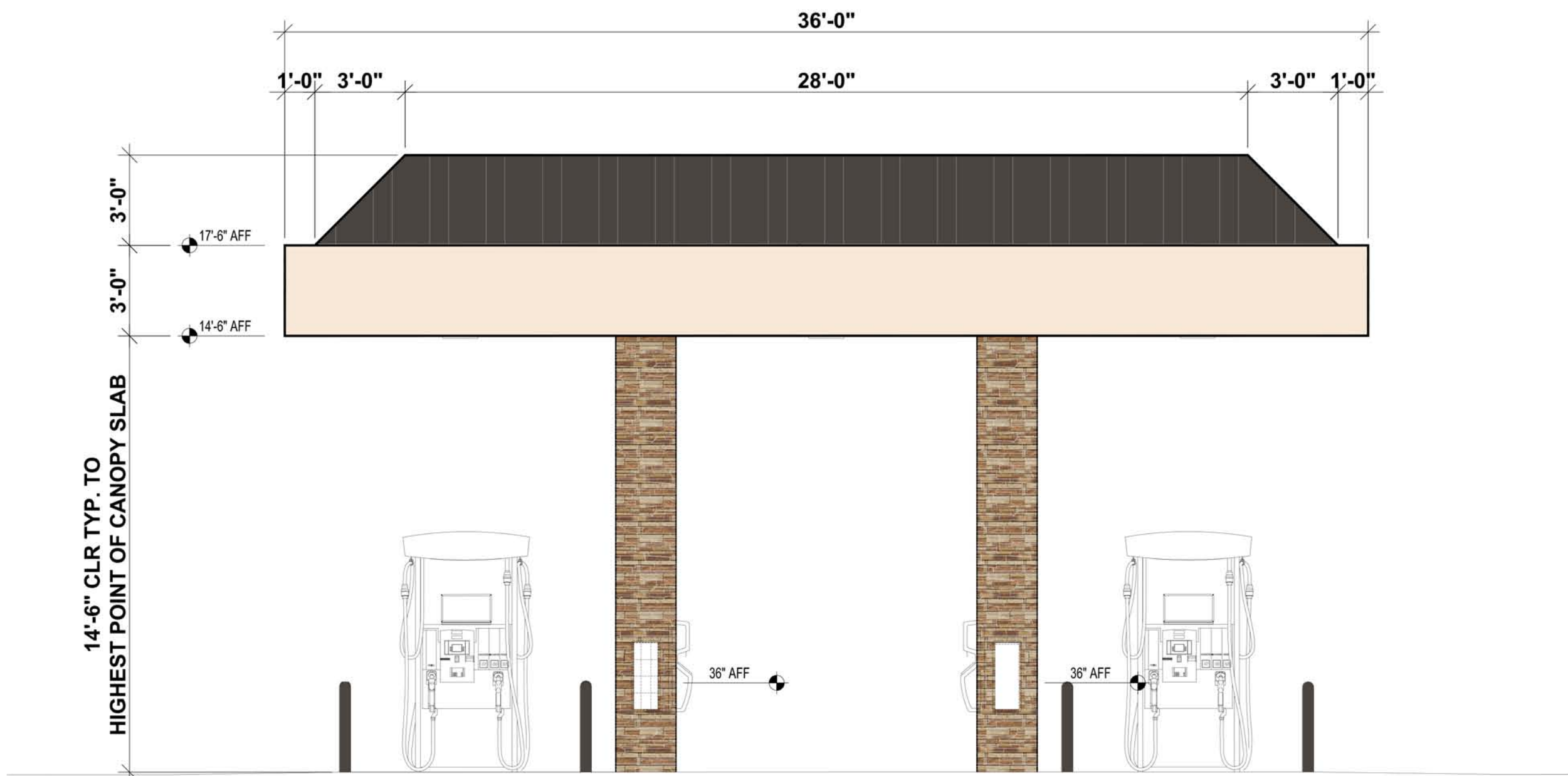
APN: 470-081-036-000
OWNER: Kenny Singh

COLOR
EXTERIOR
ELEVATIONS

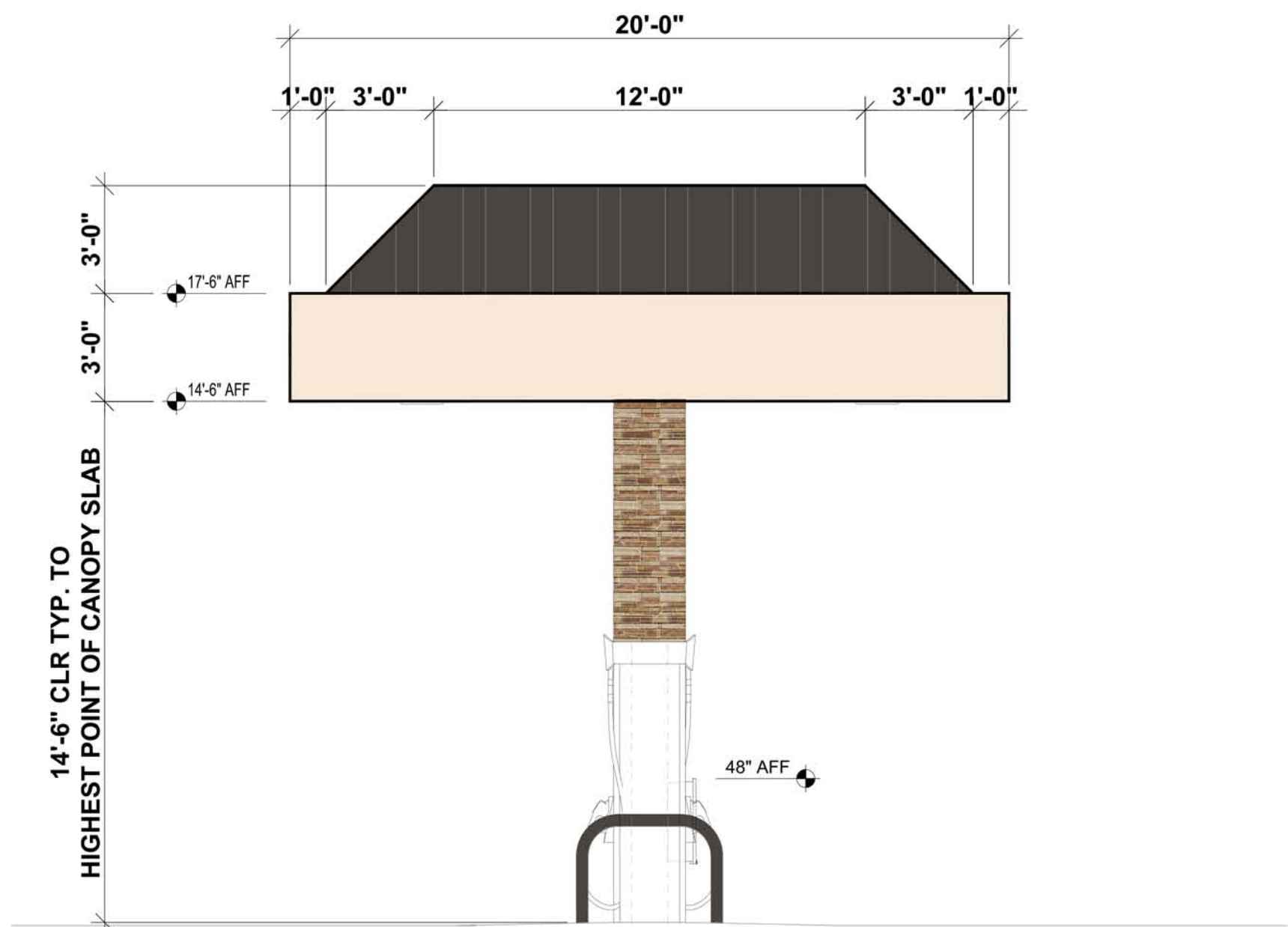
Scale: 1/4" = 1'-0"

A202

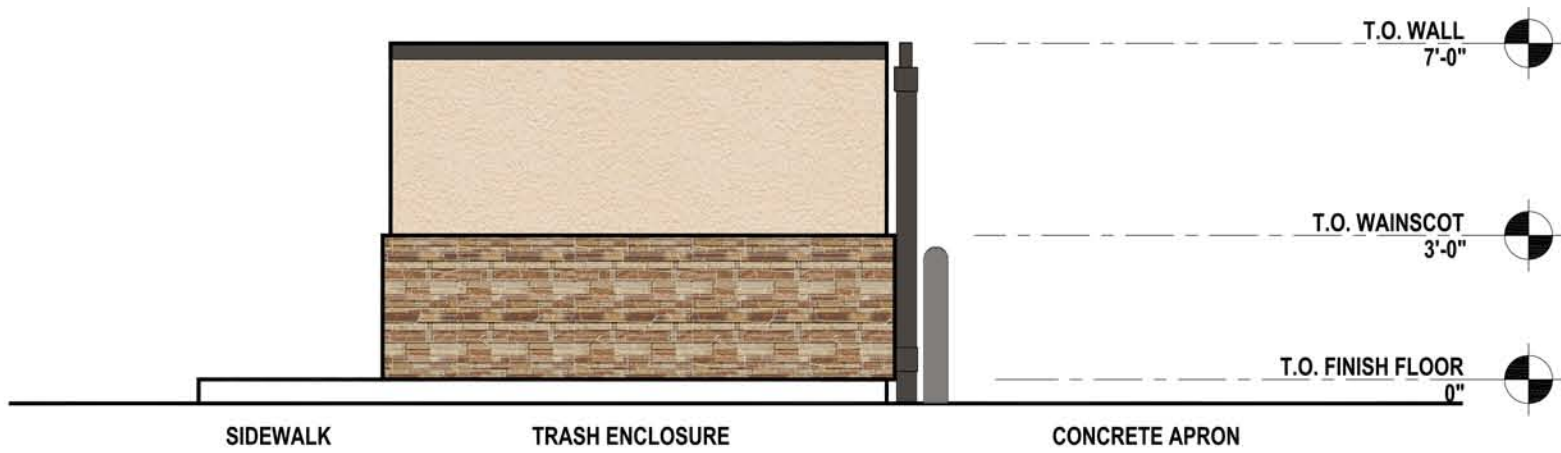
MATERIALS SCHEDULE	
MATERIAL	MANUF.-COLOR
MEMBRANE ROOFING	DUROLAST - WHITE
STONE VENEER	CORONADO STONE - QUICK STACK - CARMEL MOUNTAIN
EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, AND LIGHT POLES	SHERWIN WILLIAMS - SEAL SKIN SW 7675
METAL CANOPY	BAKED BRONZE ENAMEL
ALUMINUM STOREFRONT GLAZING	KAWNEER - 451T VG
STUCCO - BASE	OMEGA OR EQUAL TEXTURE = LIGHT LACE COLOR = SEASIDE SEAFOAM GRAY
STUCCO - ACCENT	OMEGA OR EQUAL TEXTURE = LIGHT LACE COLOR = 400 TAVERN TAUPE



1 ELEVATION - SIDE (WEST - LOOKING TOWARDS SUNRISE AVE)
1/4" = 1'-0"



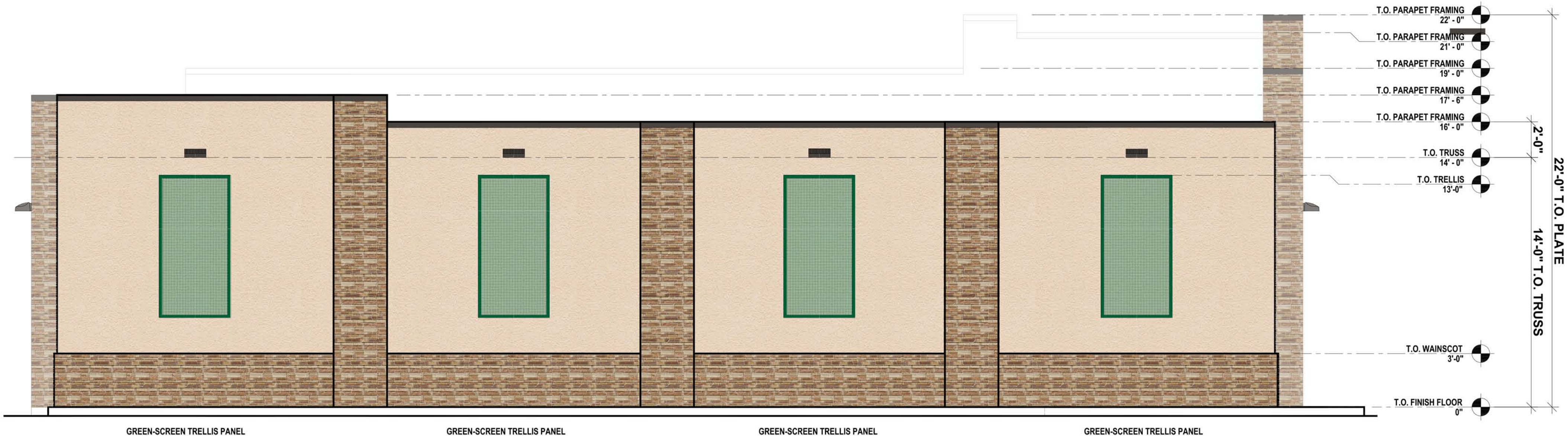
2 ELEVATION - SIDE (EAST - LOOKING TOWARDS NEIGHBOR)
1/4" = 1'-0"



3 ELEVATION - SIDE (WEST - LOOKING TOWARDS SUNRISE AVE)
1/4" = 1'-0"



4 ELEVATION - SIDE (EAST - LOOKING TOWARDS NEIGHBOR)
1/4" = 1'-0"



5 ELEVATION - REAR (NORTH - LOOKING TOWARDS NEIGHBOR)
1/4" = 1'-0"



SDCC

WWW.SMITHDCC.COM
916.966.7325

revision dates:

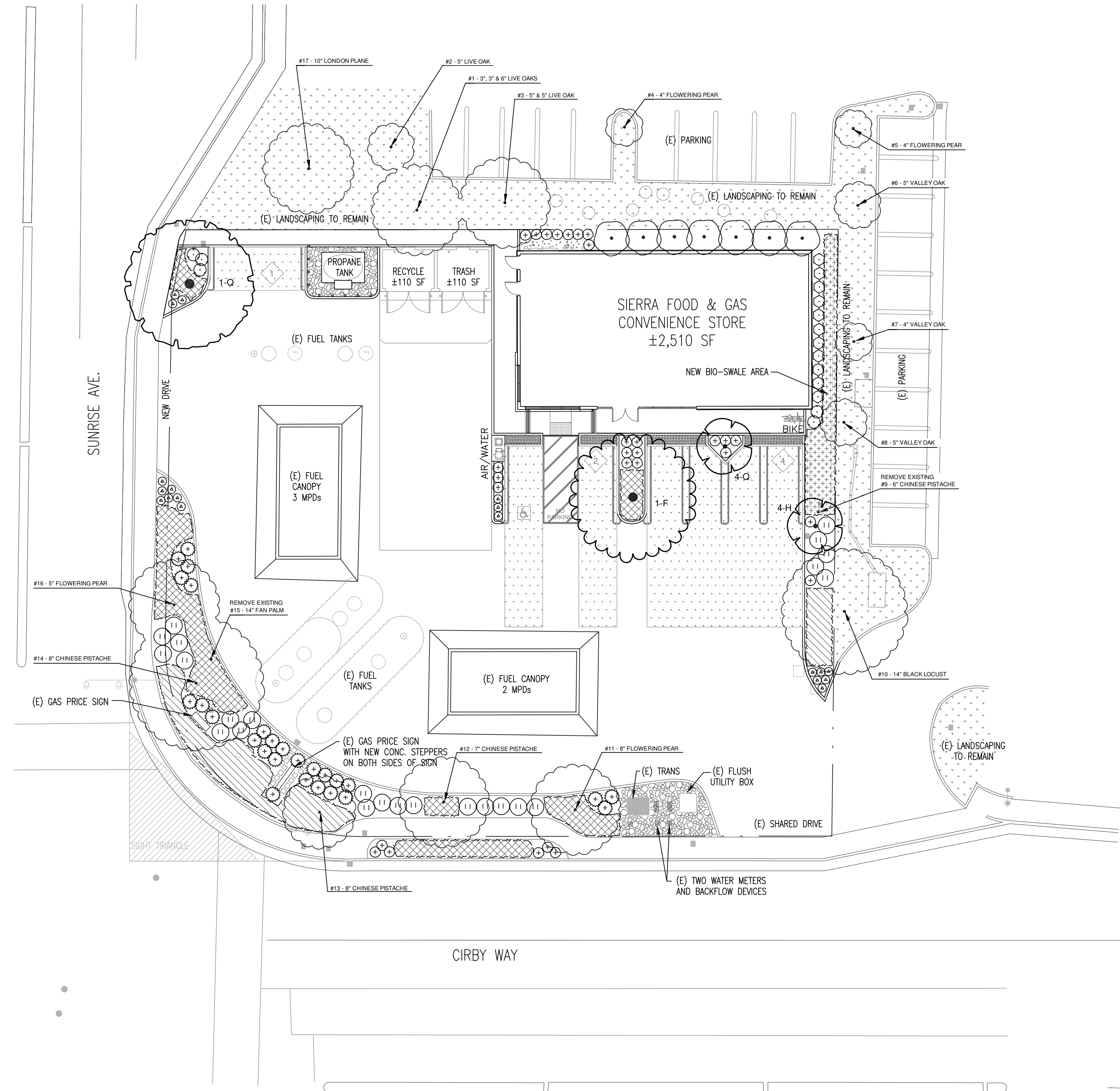
Sierra Food & Gas
New Store
999 Sunrise Ave.
Roseville, CA

APN: 470-081-036-000
OWNER: Kenny Singh

COLOR
EXTERIOR
ELEVATIONS

Scale: 1/4" = 1'-0"

A203



- NOTES:**
- ALL NEW LANDSCAPING WILL BE DESIGNED TO MEET ROSEVILLE'S LANDSCAPE GUIDELINE REQUIREMENTS, THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS, AND THE ELECTRICAL DEPARTMENT'S LANDSCAPE REQUIREMENTS AND WORK CLEARANCES, PLUS THE STATE OF CALIFORNIA AB1881 WATER USE ORDINANCE.
 - DURING THE CONSTRUCTION DOCUMENT PHASE, AN IRRIGATION PLAN WILL BE PROVIDED THAT WILL IRRIGATE THE PLANTING AREAS WITH AN AUTOMATIC IRRIGATION SYSTEM USING LOW FLOW DRIP AND BUBBLER IRRIGATION SYSTEMS. WHERE POSSIBLE, THE TREES WILL BE ON AN INDEPENDENT IRRIGATION VALVE SEPARATE FROM SHRUB AND GROUND COVER AREAS.
 - AT A MINIMUM, ALL LANDSCAPE AREAS NOT COVERED WITH LIVE PLANT MATERIAL SHALL BE COVERED WITH ROCK OR BARK MULCH (NOT SHREDDED).
 - ALL EXISTING TREE INFORMATION IS BASED ON THE ARBORIST REPORT AND TREE INVENTORY SUMMARY PREPARED BY SIERRA NEVADA ARBORISTS, JOB # 1040073, DATED APRIL 12, 2017.

PRELIMINARY PARKING LOT SHADE CALCULATION

TREE NUMBER AND SIZE TREE NAME	QUANTITY @ FULL (100%) F		QUANTITY @ 3/4 (75%) TQ		QUANTITY @ 1/2 (50%) H		QUANTITY @ 1/4 (25%) Q		TOTAL SQ. FT.
1 - 30' PLUS SPREAD: OCT. GLORY MAPLE & LONDON PLANE TREE	1 x (962) = 962	+	0 x (722) = 0	+	0 x (481) = 0	+	1 x (240) = 240	=	1,202
2 - 25' TO 30' SPREAD:	0 x (706) = 0	+	0 x (530) = 0	+	0 x (354) = 0	+	0 x (177) = 0	=	0
3 - 20' TO 25' SPREAD: -	0 x (491) = 0	+	0 x (368) = 0	+	0 x (246) = 0	+	0 x (123) = 0	=	0
4 - 15' TO 20' SPREAD: GRAPE MYRTLE	0 x (314) = 0	+	0 x (236) = 0	+	1 x (157) = 157	+	1 x (79) = 79	=	236
CALCULATED TOTAL TREE SHADE:									1,438
REQUIRED TOTAL									
AREA OF PAVING (SHADED ON PLAN)	2,465	SQ. FT. OF SHADED AREA ON PLAN							
AREA REQUIRED TO BE SHADED	2,465	SQ. FT. x 50% = 1,232.5							
CALCULATED SHADE PROVIDED	1,438	SQ. FT.							
PERCENT SHADE PROVIDED	58	%							
SEE PLAN FOR TREE SHADE CREDIT. EXAMPLE: 2-H IS A 25' TO 30' PERIMETER (50%) TREE.									

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	MATURE SIZE	QTY
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	15 GAL	MEDIUM	HT:40-50'/SP:30-40'	1
	LAGERSTROEMIA INDICA 'WATERMELON RED' (STANDARD FORM)	WATERMELON RED GRAPE MYRTLE	15 GAL	LOW	HT:15-20'/SP:15-25'	2
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	15 GAL	MEDIUM	HT:40-80'/SP:30-40'	1
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	MATURE SIZE	QTY
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	LOW	HT:2-3'/SP:2-3'	29
	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL	LOW	HT:12-15'/SP:12-15'	7
	KNIPHOFIA UVARIA	RED-HOT POKER	5 GAL	LOW	HT:3-4'/SP:3-4'	5
	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	LOW	HT:4-5'/SP:3'	11
	PHORMIUM TENAX 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	5 GAL	LOW	HT:3-4'/SP:3-4'	27
CONTAINER GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	MATURE SIZE	QTY
	CISTUS 'SUNSET'	SUNSET ROCKROSE	1 GAL	LOW	HT:2'SP:6-8'	24
	NANDINA DOMESTICA 'FIRE POWER'	FIRE POWER NANDINA	1 GAL	LOW	HT:2'/SP:2'	19
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	MATURE SIZE	QTY
	BARK DRESSING (INSTALL MINIMUM 3" DEEP LAYER)	BARK DRESSING	-	-	-	23 SF
	BIOFILTRATION SOD BY DELTA BLUEGRASS	BIOFILTRATION SOD	SOD	MEDIUM	-	272 SF
	COBBLE RIVER ROCK 4" TO 6" (6" LAYER OF COBBLE OVER FABRISCAPE WOVEN NEED RESTRICTOR, OR APPROVED EQUAL)	WASHED RIVER ROCK COBBLE	-	-	-	301 SF
	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN' (SPACE 54" O.C.)	CREeping JUNIPER	1 GAL	LOW	HT:1'/SP:5-6'	510 SF
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' (SPACE 48" O.C.)	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW	HT:1-2'/SP:4-8'	675 SF



PRELIMINARY LANDSCAPE PLAN

Sierra Design Group
Landscape Architects
5320 Barton Road
Loomis, California 95650
(916) 660-8022 CLA 2894
www.sierradesigngroup-la.com

SIERRA FOOD AND GAS
999 SUNRISE AVE., ROSEVILLE, CA

SMITH DEVELOPMENT & CONSTRUCTION CO.
7803 MADISON AVE., #100 C, CITRUS HEIGHTS, CA

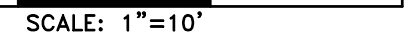
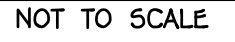
0' 8' 16' 32'
SCALE: 1/16" = 1'-0"
SDG JOB # C-109-17
AUG. 16, 2017

CALIFORNIA

1. THIS PRELIMINARY GRADING PLAN IS SCHEMATIC ONLY, AND IS INTENDED TO DEPICT THE PROPOSED GENERAL DRAINAGE CONCEPTS AND THE MAGNITUDE OF CUTS AND FILLS. THE FINISHED DESIGN MAY INCORPORATE MINOR REVISIONS DUE TO FINAL DESIGN CONSIDERATIONS.
2. ALL GRADES SHOWN HEREON ARE FINISHED SURFACE GRADES.
3. ALL IMPROVEMENTS ARE TO CONFORM TO THE CITY OF ROSEVILLE STANDARDS AND NO DEVIATIONS FROM THOSE STANDARDS ARE PROPOSED.
4. EXISTING UTILITIES AND UTILITY STUBS TO BE REMOVED AS NECESSARY TO ACCOMMODATE LOCATIONS OF PROPOSED BUILDINGS.

DESCRIPTIONS

SUNRISE AVENUE



1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

POST-CONSTRUCTION STORM DRAIN SHED MAP FOR:
SIERRA FOOD AND GAS

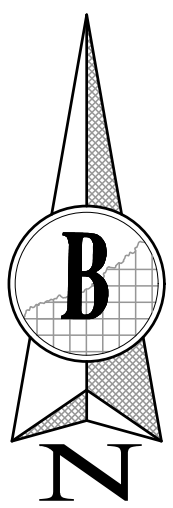
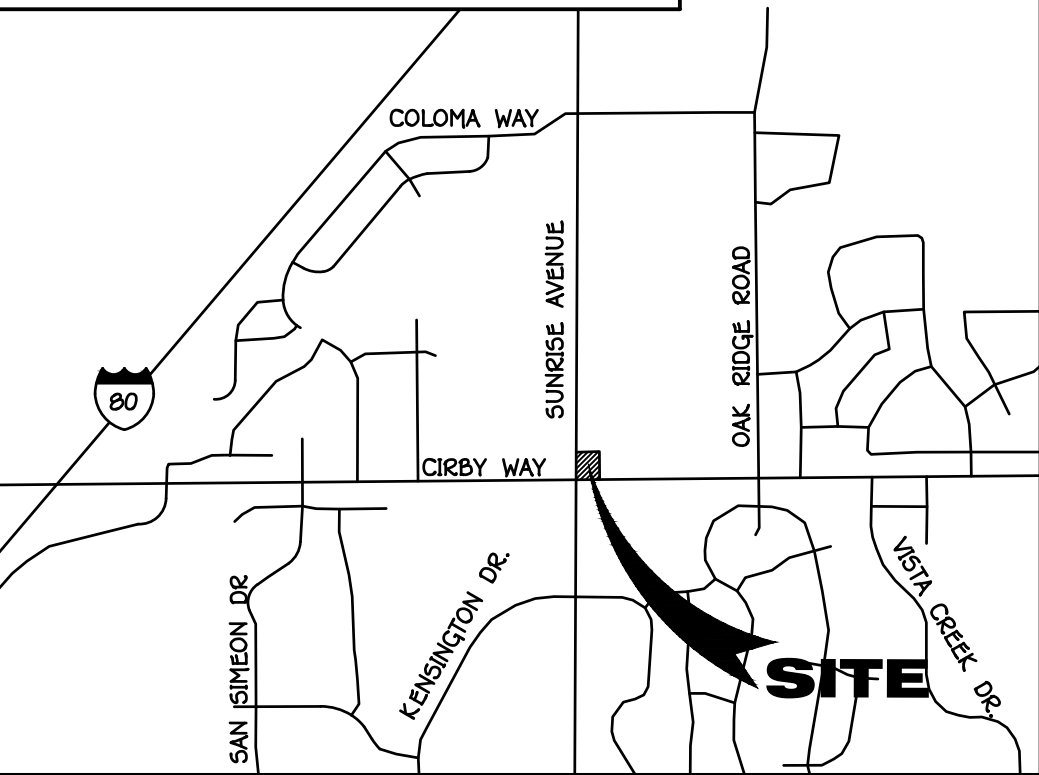
CITY OF ROSEVILLE

999 SUNRISE AVE.

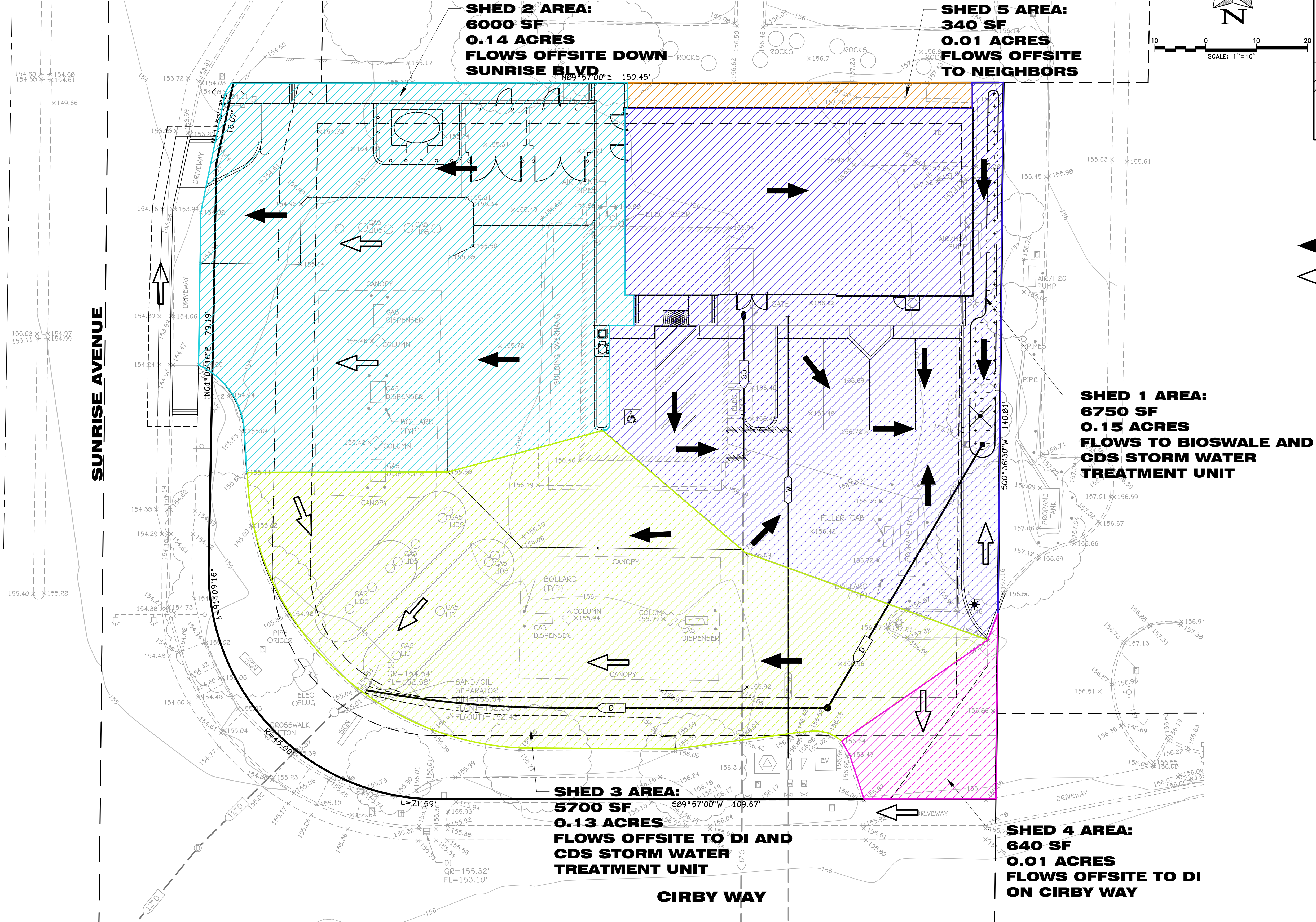
CALIFORNIA

VICINITY MAP

NOT TO SCALE



SCALE: 1"=10'



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POST-CONSTRUCTION STORM DRAIN SHED MAP FOR:
SIERRA FOOD AND GAS
999 SUNRISE AVE.
OCTOBER 27, 2017



1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898