



AGENDA

November 17, 2016

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 OCTOBER 20, 2016

3. NEW BUSINESS

3.1. INFILL PCL 193 - SAFE CREDIT UNION BUILDING - 121 N. SUNRISE AVENUE - FILE #PL16-0261

The applicant requests approval to construct a 4,500 square foot single-story freestanding building for Safe Credit Union. The project will include a drive-thru ATM kiosk, a walk-up ATM, internal drive aisles, parking, and associated landscaping and lighting. Applicant: Stantec, James Shively. Property Owner: Safe Credit Union, Mike Burnetts. (Miller)

4. BOARD MEMBER / COMMISSIONER / STAFF REPORT

5. ORAL COMMUNICATIONS

6. ADJOURNMENT



DESIGN COMMITTEE

Title: MINUTES OF OCTOBER 20, 2016

Meeting Date: 11/17/2016
Item #: 2.1.

ATTACHMENTS:

Description

October 20, 2016 Draft Minutes



**Design Committee Meeting
Civic Center Meeting Rooms 1 & 2
311 Vernon Street, Roseville
October 20, 2016 – 4:30 p.m.
AGENDA**

Design Committee Members

Charles Krafka, Chair
Michael Motroni, Vice-Chair
Daniel Wesp
Justin Caporusso – Alternate

Staff

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Wayne Wiley, Associate Planner
Marc Stout, City Engineer
Joe Mandell, Assistant City Attorney
Lupe Nelson, Recording Secretary

I. ROLL CALL

II. CONSENT CALENDAR

The consent calendar consists of routine items that are to be considered upon one motion for approval as recommended in the staff reports. However, since each routine item requires a public hearing, each and every one may be considered separately upon requests by the audience, the Planning Commission, or the staff. Any item removed will be considered following old business.

A. MINUTES OF SEPTEMBER 15, 2016

III. NEW BUSINESS

- A. NRSP PARCEL WW-71, PLAY CARE LEARNING CENTER – 4050 BASELINE ROAD – FILE #PL16-0229.** The applicant requests approval of a Design Review Permit to construct a 12,145 square foot daycare center with six playgrounds and associated site improvements. Applicant: Mal Montoya, Borges Architectural Group. Property Owner: Brian Lee, Play Care Learning Center. (Wiley)

IV. REPORTS/COMMISSION/STAFF

V. ORAL COMMUNICATIONS

Note: Those addressing the Planning Commission on any item or under Oral Communications are *limited to five (5) minutes*, unless extended by the Chair. Comments from the audience without coming to the podium will be disregarded. Please address all comments/questions to the Chair, not to staff members.

VI. ADJOURNMENT

Agendas are available on the internet at www.roseville.ca.us

Notes:

1. The applicant or applicant's representative must be present at the hearing.
2. Complete Agenda packets are available for review at the main library or in the Planning Division.
3. All items acted on by the Design Committee may be appealed to the City Council.
4. No new items will be heard after 7:00 pm.
5. No smoking permitted in the building.
6. If you plan to use audio/visual material during your presentation, it must be submitted to the Planning Division 24 hours in advance.

All material introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Division as a part of the public record for one year following the City's final action on the project. Official project file material will be kept in conformance with the Division's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.



DESIGN COMMITTEE

Title:

INFILL PCL 193 - SAFE CREDIT UNION BUILDING - 121 N. SUNRISE
AVENUE - FILE #PL16-0261

Meeting Date: 11/17/2016

Item #: 3.1.

ATTACHMENTS:

Description

Staff Report

ITEM III.A: DESIGN REVIEW PERMIT – 121 N. SUNRISE AVENUE – INFILL PCL 193 – SAFE CREDIT UNION - PL16-0261

REQUEST

The applicant requests approval to construct a 4,500 square foot single-story freestanding building for Safe Credit Union. The project will include a drive-thru ATM kiosk, a walk-up ATM, internal drive aisles, parking, and associated landscaping and lighting.

Applicant – Stantec, James Shively

Property Owner – Safe Credit Union, Mike Burnett

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
- B. Approve the Design Review Permit subject to eighty-nine (89) 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 subject property is a 0.90 acre parcel located within the City's Infill area on the east side of N. Sunrise Avenue (121 N. Sunrise), approximately 600 feet north of Douglas Boulevard (see Figure 2, Vicinity Map below). The property is part of the Placer Village retail and office center, the majority of which was approved for development in 1985 as part of a Rezone and Use Permit application (RZ 85-8, UP 85-25). As part of the 1985 project all four corners of the Placer Village center remained undeveloped, to be built upon by specific future tenants.



The southeastern and northwestern corners have been developed with a daycare and restaurant, respectively. In February 2016, the City's Design Committee approved a medical building and associated site improvements for the undeveloped northeastern corner (PL15-0370), which is currently under construction.

SITE INFORMATION

Location: 121 N. Sunrise Avenue

Total Size: 0.90 acres

Topography and Setting: The project site is flat and was previously rough-graded as part of the overall work on the Placer Village site. The grade of the subject property is approximately 1.5 to 2.5 feet higher than the adjacent property to the south. There are existing trees and landscaping along the southern property line. The streetscape along N. Sunrise Avenue includes several redwood trees and a turf grass strip approximately 20 feet in width (see Figures 1 & 2).

Surrounding Land Use and Zoning



EVALUATION

Evaluation of the project has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the 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. Section 19.78.060 of the City of Roseville Zoning Ordinance requires that four findings be made in order to approve or conditionally approve a Design Review Permit. The four findings are listed below in ***bold italics***, and are followed by an evaluation of the project in relation to each finding.

- 1. The Project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

As discussed above, the property was previously rough graded; therefore, the property contains very limited natural features; specifically, non-native grasses. The project has been designed to retain all of the trees which were planted as part of the landscape design along N. Sunrise Avenue and along the southern property boundary. To meet water conservation requirements of the City's Water Efficient Landscape Ordinance (WELO), the project is conditioned to remove the existing turf grass strip along N. Sunrise Avenue, and replace it with drought-resistant shrubbery, three street trees, and a covering of mulch. These improvements balance the desire to retain existing landscape features on the site, while making the adjustments needed to make beneficial use of this long-undeveloped property.

- 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, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.***

Site Improvements: Off-site and adjacent improvements have already been installed around the property as part of the Placer Village development, including sidewalk, curb, and gutter; utilities; parking lots; and driveways. The new project will tie-in to these existing improvements by creating additional parking and appropriate drive-aisles, as well as a pedestrian connection from the front of the building to N. Sunrise Avenue. Water efficient landscape planters have been included in the design. The parking areas will include landscape islands which will also be water efficient and will provide the required amount of parking lot shading.

Parking/Circulation: The site will provide 23 standard parking spaces and two (2) accessible spaces for a total of 25 parking spaces. The Zoning Ordinance parking requirement for Banks and Financial Institutions is one (1) space per 250 square feet (1:250) plus one additional space per ATM machine. Therefore, the parking requirement for the proposed credit union building is 19 spaces ($4,500 \text{ sq. ft.} \div 250 = 18 + 1 = 19$). Parking proposed for the site exceeds the Zoning Ordinance parking requirement by six (6) spaces.

Ingress and egress will be provided via a driveway off N. Sunrise Avenue. There will be a two-way drive aisle on the north side of the building that will provide access to a one-way counter clockwise drive-thru to an ATM kiosk located off the southwest corner of the building (see Exhibit A).

Evidence of a Reciprocal Parking and Access agreement has been provided which provides access to additional ingress/egress driveways off N. Sunrise Avenue (north of the project site), Sierra Gardens Drive north of the Placer Village and Santa Clara Drive to the east.

Lighting: Parking lot lighting will be designed to match existing lighting standards in adjacent parking areas and will be shielded to prevent light and glare from bleeding onto adjacent or nearby properties. Evidence of reciprocal parking and access agreements have been provided, as the property does not have a driveway to a public street.

The project design is consistent with the objectives of the General Plan and Community Design Guidelines. There is no Specific Plan applicable to the site.

- 3. *The building design, including the materials, colors, height, bulk, size, and relief, and the arrangement of the structures on the site, as approved, is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.***

The building has been designed to integrate architecturally with the existing center by including California Mission style elements including an earth tone color palette, tile roof, and natural wood trim. The proposed credit union building will draw upon the architectural elements of the existing buildings, however the proposed building also provides an updated and modern appearance. The design will also incorporate contemporary elements such as an expansive storefront system, and metal awnings which help establish the building's own character. In addition, a stone veneer has been incorporated to reinforce the natural materials used in the existing building complex.

The exterior walls of the building will be stucco, in two different neutral tones (Benjamin Moore Dijon and Hathaway Gold). Two additional colors within the same color palette will be utilized on the building's trim elements.

The applicant has ensured that all visible sides of the building include variations in the materials, colors, height, bulk, size, and relief of the building, to provide visual interest. The front entrance of the building is the north elevation, which includes a canopy supported by wooden columns, stained in a natural wood-tone. The north elevation also includes an awning over the walk up ATM which supported by black metal rods with turnbuckles (see Figure 3, Figure 4 and Exhibit F).

The architectural design (materials and colors) of the drive-up ATM kiosk will match the credit union building.

The project design 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.

The applicant has worked closely with City staff to ensure that all public services on the site have been designed to meet City standards without detracting from the appearance of the site. There is an existing trash enclosure located at the southeastern corner of the subject property, adjacent the landscaped slope and existing trees. The enclosure is approximately 210 feet east of N. Sunrise Avenue and is largely screened from public views. A second bin will be added to the existing enclosure. The trash enclosure will be finished in a cement plaster finish painted to match the credit union building. Staff has amended condition #45 to require landscape around the entire enclosure as required by the City's Community Design Guidelines.

The design of public services and equipment is harmonious with the site and building design.

CONCLUSION

As stated above, Zoning Ordinance Section 19.78.060(B) requires four findings of fact 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 for approval can be made for the proposed Design Review Permit to allow construction of the proposed credit union building.

Figure 3



Figure 4



ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the findings of fact as stated in the staff report for the **DESIGN REVIEW PERMIT – 121 N. SUNRISE AVENUE – INFILL PCL 193 – SAFE CREDIT UNION - PL16-0261**.
- B. Approve the **DESIGN REVIEW PERMIT – DESIGN REVIEW PERMIT – 121 N. SUNRISE AVENUE – INFILL PCL 193 – SAFE CREDIT UNION - PL16-0261** subject to eighty-nine (89) conditions of approval.

CONDITIONS OF APPROVAL FOR PL16-0261

- 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 **November 17, 2018**. 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 **November 17, 2018**. (Planning)
- 2. The project is approved as shown in Exhibits A – F, and as conditioned or modified below. (Planning)
- 3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)
- 4. 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)
- 5. The project shall be addressed as 121 North Sunrise Avenue. (Business Services)
- 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 Development Services Department – Engineering Division. (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)
- 8. Electrical facilities to the site will be fed from the existing 225kVA 120/208 Volt transformer located to the northeast of the site. (Electric)
- 9. If the proposed switchgear for the building exceeds 600 Amps the existing transformer will need to be replaced, all costs associated with this work will be the responsibility of the developer. (Electric)
- 10. The Available Fault Current for this 225kVA 120/208 Volt transformer is 20,818 Amps. (Electric)

11. As-Built drawings show an existing conduit running from the transformer west through the parking lot onto the project site. The developer will be responsible for verifying the condition and location of the existing conduit. (Electric)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

12. 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 have 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) 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)
13. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
14. Projects submitted for Building Permits before January 1, 2017 may be designed in compliance with the 2013 California Code of Regulations, Title 24 (CCR). Projects submitted for Building Permits after January 1, 2017 shall be designed in compliance with the 2016 CCR. Note: City offices will close for the Holiday Season at noon on December 23, 2016 and reopen on January 3, 2017. (Building)
15. 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)
16. 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 preventers, fire department

connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)

- 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, (2") bark (no shredded bark) or (2") 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)
17. The Final Landscape Plan (Sheet L1) to be submitted with Improvement Plans must be modified to include street trees within the landscape setback along N. Sunrise Avenue. Tree species such as Chinese Pistache (as used in parking area) planted ± 25 feet on center (three trees) should be utilized. (Planning)
18. The Final Landscape Plan (Sheet L1) to be submitted with Improvement Plans must be modified to show removal of existing turf. Turf should be removed and replaced with low-growing, drought-tolerant shrubs, drip irrigation, and mulch/bark necessary to meet Water Efficient Landscape Ordinance (WELO) requirements. (Planning)
19. Elevations included as part of the building permit plan submittal shall show the east elevation to include the $\pm 3'$ high wainscot element, finished in either ledgerstone or painted Benjamin Moore Dijon (EPT-1 as shown on plans). This element is shown on all other elevations; therefore, it should be carried to the east elevation as well. (Planning)
20. New parking lot lighting facilities shall be designed to match existing lighting elements at the site. (Planning).
21. 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)
22. 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)
23. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, 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 Department for applicable Code editions). (Building)

24. 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)
25. 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)
26. Improvement Plans must show domestic and fire water services. Call out to abandon if not being used. (Environmental Utilities)
27. The fire service is not allowed to be tapped off the hydrant run. There is an existing fire line in the drive aisle that should be used. (Environmental Utilities)
28. 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)
29. 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)
30. 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. (Alternative Transportation, Building)
31. 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. The grading/improvement plans for the site shall be accompanied by 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 and enter into a maintenance agreement with the City for the proposed BMP's. (Engineering)
32. 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. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
33. 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. 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. In addition, all curb ramps adjacent to the project site shall be brought up to current ADA standards. (Engineering)

34. 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)
35. 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. (Engineering)
36. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for FMC Harding Dialysis Clinic to be reviewed and approved by the City Manager. (Public Works)
37. 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. (Alternative Transportation, Building)
38. The applicant shall provide a bench for potential Dial-A-Ride clients. The bench shall be located under the covered entryway at the front of the building. (Alternative Transportation, Building)
39. 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)
40. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
41. 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 feet 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 feet 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)
42. Water service requires a meter and backflow. (Environmental Utilities)
43. No trees are permitted to be planted over water facilities. (Environmental Utilities)
44. The existing water meter and backflow require a 3-foot clearance from curb. (Environmental Utilities)

45. 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. The trash enclosure shall be screened on all sides (excluding the front) by a minimum 3-foot wide planting area. (Refuse, Planning, Fire)
46. 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)
47. 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)
48. 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. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Plan Check Engineer, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
49. 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)
50. Provide the required fire flow for the protection of the proposed project of 2,000 gallons per minute with 20 pounds residual water pressure in accordance with the adopted ordinance. 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 alter the required fire flow. (Fire)
51. 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)
52. The applicant shall provide detailed waterline separations between the municipal city water service and the private underground water lines servicing all fire protection systems including the required automatic fire sprinkler system. Separation is usually by means of a backflow preventer. (Fire)
53. The location of the fire department connection shall be within 40 feet of a fire hydrant and along the same drive aisles to allow operational protocol for our emergency responders' vehicle access. Apparatuses are not shown on the submitted application. Fire department connection(s) shall be within 2-feet of back of curb or back of walkway, and shall remain unobstructed at all times. (Fire)
54. Hydraulic calculations shall be provided to verify the proposed underground fire line has been sized according to the required fire flow demand set forth in the California Fire Code as adopted by the City of Roseville. (Fire)

55. 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)
56. Section 10.6.2 of NFPA 24 has been amended not to allow mechanical joints under buildings. See Chapter 80 of the California Fire Code, Page 519. Provide detail of the proposed riser and underground detail to the pad. (Fire)
57. No thrust blocks are allowed provided underground waterlines are mechanically restrained and approved by the city prior to installations. (Fire)
58. The required fire department access with a turning radii of 30 and 50 respectively shall be continued without interruption similar to the Fire Department's typical driving patterns. This is especially critical at all entry points and interior parking aisles to this complex in which our drivers are expected to maneuver our apparatus without obstructions. All amendments, standards and policies 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 and Life Safety Division for information. (Fire)
59. Use or 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 the 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)
60. 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)
61. 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)
62. 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)
63. 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:

64. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers 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 preventer 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 preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
65. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water, sewer, and reclaimed water easements.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
66. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
67. 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)
68. 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.
 - c. 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.

- d. 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)
- 69. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 70. 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)
- 71. 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)
- 72. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 73. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 74. 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)
- 75. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 76. 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)
- 77. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - 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)
- 78. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 79. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

80. 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)
81. 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)
82. 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)
83. 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)
84. 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)
85. 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)
86. 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)
87. 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 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)
88. 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)
89. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

Attachments

1. Color Renderings
2. Color Elevations

Exhibits

- A. Site Plan
- B. Preliminary Grading Plan
- C. Site Details
- D. Landscape Plan
- E. Roof Plan
- F. Elevations – Materials/Color Detail

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