



AGENDA

August 18, 2022

DESIGN COMMITTEE MEETING
4:30 P.M.
Civic Center Meeting Rooms 1 & 2
311 Vernon Street
Roseville, California
www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. **CALL TO ORDER**
2. **ROLL CALL SILENT**
3. **CONSENT CALENDAR**
 - 3.1. Minutes of July 21, 2022
4. **REQUESTS/PRESENTATIONS**
 - 4.1. CSP PCL C-41 & C-42 – Winding Creek Apartments, 3338 Blue Oaks Bl, File # PL22-0077

REQUEST

The applicant requests a Design Review Permit for a 216-unit multi-family project on an 8.6-acre High Density Residential parcel in the Creekview Specific Plan area. The development consists of nine (9) three-story garden-style walkup buildings, with units ranging from one to three bedrooms, and an approximate 5,300-square-foot clubhouse building. A total of 414 parking spaces will be provided and 160 of the spaces will be covered with carports. The clubhouse building will consist of site amenities including a game room, gathering room, fitness studio with an outdoor yoga area, and outdoor pool area.

Applicant: Kevin Sheley, Anthem United Homes Construction LP

Owner: Brian Moore, Anthem United Creekview Developments LP

RECOMMENDATION

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

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-five (75) conditions of approval.
- 4.2. Historic Sierra Vista Neighborhood Association Community Identification Sign, 515 Tahoe Avenue, File # PL22-0258

REQUEST

The Historic Sierra Vista Neighborhood Association (HSVNA) wishes to locate a community identification sign on a parcel of land in the Single-Family Residential (R1) zoning district. The Director has determined that the community identification sign is prohibited pursuant to Roseville Municipal Code Section 17.08.610(C), which states "any type of sign not expressly permitted in this title is prohibited and erection and maintenance of such a sign is considered a violation of this title." Title 17- Signs does not include any provisions to allow a neighborhood identification sign on a parcel of land in the Single Family Residential (R1) zoning district. The HSVNA wishes to appeal this interpretation of the Roseville Municipal Code.

Applicant: Ellen Debach-Riley, HSVNA

Owner: Geneva Rena Olano Trust

RECOMMENDATION

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

1. Deny the appeal of the Director's determination that the Historic Sierra Vista Neighborhood Association community identification sign is prohibited pursuant to Roseville Municipal Code Section 17.08.610 C.
5. **COMMITTEE MEMBER / STAFF REPORT**
 6. **PUBLIC COMMENTS**
 7. **ADJOURNMENT**



DESIGN COMMITTEE COMMUNICATION

Title: Minutes of July 21, 2022
Contact: Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 8/18/2022
Item #: 3.1.

ATTACHMENTS:

Description

Minutes of July 21, 2022



DRAFT MINUTES

July 21, 2022

DESIGN COMMITTEE MEETING

4:30 P.M.

Civic Center Meeting Rooms 1 & 2

311 Vernon Street

Roseville, California

www.roseville.ca.us

1. CALL TO ORDER

Chair Haggenjos called the meeting to order at 4:30 p.m.

2. ROLL CALL (SILENT)

Present: Clark, Poulsen, Haggenjos

Absent: None

3. CONSENT CALENDAR

3.1. Minutes of March 17, 2022

Motion by Committee Member Poulsen, seconded by Committee Member Clark, to approve the Consent Calendar.

The Motion passed unanimously with a voice vote.

4. REQUESTS/PRESENTATIONS

4.1. WRSP PCL W-16 Multifamily Project, 3200 Pleasant Grove Bl, File # PL21-0373

REQUEST

The applicant requests a Design Review Permit for a 223-unit multifamily project on 12.16 acres in the West Roseville Specific Plan area. The development consists of 18 three-story, townhome-style buildings, including units with two-car garages, and one apartment/community clubhouse building. A total of 483 parking spaces, including 372 garage spaces, will be provided. Additional site amenities include an outdoor pool/spa area, and clubhouse building with lounge, fitness studio, offices, storage, and other facilities.

Associate Planner, Shelby Maples, presented the staff report.

Committee Member Discussion

- A Committee Member requested that staff further discuss the landscape plans and buffer that is proposed around the perimeter of the project. Staff responded that a masonry wall exists on the eastern boarder of the project site and additional landscaping would include trees to screen the property.
- A Committee Member asked staff about the trash enclosures. Staff responded that there will be both standard and organics trash enclosures throughout the proposed project for easy accessibility to tenants and for Solid Waste to easily and safely navigate through the site.
- A Committee Member asked if the EIR for this project included a traffic study. Staff responded that the proposed project is consistent with the specific plan land use, and is consistent with the West Roseville Specific Plan EIR and subsequent SPA 3 Supplemental EIR. The project proposes 223 units, which is fewer than the 250 units analyzed in the traffic study for this parcel. Staff also explained that the adjacent parcels will be developed with high density residential units, consistent with the Sierra Vista Specific Plan. Within the next 24 months there will be three (3) north-south connections that will help to alleviate traffic.
- A Committee Member asked when Santucci would connect to Baseline. Staff responded around 2025 / 2026.
- A Committee Member asked if the project would be phased or built all at once. Staff referred the question to the Applicant.
- A Committee Member asked for clarification on the requested height variance. Staff responded that it is only for a portion of the clubhouse.

Chair Haggenjos opened the Public Hearing and invited comments from the applicant and/or audience.

Applicants, Scott Canel and Jonathon Canel, stated they had received a copy of the staff report and were in agreement with staff's recommendation and they responded to Committee Members' questions.

Public Comment

Carl Franklin, Debbie Clark and Ed Clark provided comments:

- Would you live in this complex?
- Where are the trash receptacles?
- The masonry wall is only six (6) feet, which the future apartment residents will be able to see over easily.
- Appreciate that layout changes have made so that there are no residential window views into homes.
- Traffic concerns at Daystar Drive / Quartet Avenue that intersect with Pleasant Grove Blvd.
- Concern about burglaries during the construction phase.
- Traffic concerns.

- Renters come and go and don't have same level of investment in the community.
- Three-story building concerns.
- What is the time line for construction of the project?

Applicants Response

- Applicant will work with local police to determine what type of security is necessary to secure a construction site.
- Property Management team part of the company and can control what goes on and will respond appropriately and immediately.
- The plan is to break ground as soon as plans are approved by the City with an 18-24 month build out.

Chair Haggenjos closed the public comment period and Public Hearing.

Committee Member Discussion

- A Committee Member asked if there were any operation or maintenance agreements as part of the Design Review Permit. Staff responded that the Design Review Permit does not allow staff to place operational conditions on a project that is principally permitted.
- A Committee Member requested clarification on what project area was being approved. Staff responded that only Parcel W-16 at 3200 Pleasant Grove Blvd is included in this application.
- A Committee Member requested clarification for the approval of the height exception for the club house as the height on the elevation (49-1/2 feet) is different than what is stated in site plan (39 feet). Staff responded that the note on the site plan is a typo, and the staff report explains that the height exception was part of the Design Review Permit. The building permit plans will need to be consistent with the plans approved by the Design Committee, which will be confirmed by Planning during plan check.
- A Committee Member stated that he likes the project and the use of materials. He appreciates the detail to design and the effort take for the proportions.
- A Committee Member commended the applicant for how they have positioned the project on the property and how they have addressed the concerns that have been raised.
- A Committee Member commented that the City is very attentive to traffic issues.

Motion by Committee Member Poulsen, seconded by Committee Member Clark, to:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-six (86) conditions of approval.

The Motion passed unanimously with a voice vote.

5. COMMITTEE MEMBER / STAFF REPORT

Staff Report

- There will be an August Design Committee meeting.

Committee Member Report

- None

6. PUBLIC COMMENTS

Ellen Debach-Riley requested that the Historic Sierra Vista Neighborhood Association (HSVNA) be allowed to place a community identification sign on private property. An identity sign that had been placed on private property received a citation as it did not conform to the Sign Ordinance. The HSVNA was informed that an Appeal would need to be filed if they wanted to erect the sign. Staff responded that currently the identity sign that was erected is not allowed per Chapter 17.08 of the Municipal Code and that the Sign Ordinance has a provision that states that unless a sign is exempt from this title a sign permit must be attained prior to installation. However, there is no provision in the Sign Ordinance that allows for the type of sign requested by the HSVNA, and approval of the requested sign would require an amendment to the Sign Ordinance. This interpretation can be appealed by the HSVNA to the Design Committee.

7. ADJOURNMENT

Motion by Committee member Clark, seconded by Committee Member Poulsen, to adjourn the meeting. The Motion passed unanimously at 5:26 p.m.



DESIGN COMMITTEE COMMUNICATION

Title: CSP PCL C-41 & C-42 – Winding Creek Apartments, 3338 Blue Oaks Bl, File # PL22-0077

Contact: Kinarik Shallow, kshallow@roseville.ca.us, (916) 746-1309

Meeting Date: 8/18/2022

Item #: 4.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A Site Plan

Exhibit B Floor & Unit Plans

Exhibit C Elevations

Exhibit D Building Sections

Exhibit E Material & Color Board

Exhibit F Prelim Grading Plan

Exhibit G Prelim Utility Plan

Exhibit H Prelim Landscape Plan

Exhibit I Site Lighting

Exhibit J Fire Access Plan

Exhibit K Site Details

ITEM 4.1: **Design Review Permit – 3338 Blue Oaks Boulevard – CSP PCL C-41 & C-42 – Winding Creek Apartments – File #PL22-0077**

REQUEST

The applicant requests a Design Review Permit for a 216-unit multi-family project on an 8.6-acre High Density Residential parcel in the Creekview Specific Plan area. The development consists of nine (9) three-story garden-style walkup buildings, with units ranging from one to three bedrooms, and an approximate 5,300-square-foot clubhouse building. A total of 414 parking spaces will be provided and 160 of the spaces will be covered with carports. The clubhouse building will consist of site amenities including a game room, gathering room, fitness studio with an outdoor yoga area, and outdoor pool area.

Applicant – Kevin Sheley, Anthem United Homes Construction LP
Owner – Brian Moore, Anthem United Creekview Developments LP

SUMMARY RECOMMENDATION

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

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-five (75) 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 all recommended conditions of approval.

BACKGROUND

The project site is located on Parcels C-41 and C-42 in the Creekview Specific Plan (CSP) area, at the northwest corner of Cloud Dance Drive and Blue Oaks Boulevard (see Figure 1). The CSP was adopted on September 19, 2012 (Resolution #12-320) and includes 501.3 acres located north and west of the West Roseville Specific Plan, north of Blue Oaks Boulevard, and is in the northwest corner of the City.

The project site has a zoning designation of Multi-Family Housing (R3) and a land use designation of High Density Residential (HDR). The site is undeveloped and consists of annual grassland. In April 2022, the Planning Division approved a Voluntary Merger (File #PL22-0074) to merge CSP Parcels C-41 and C-42 into a single 8.6-acre parcel, resulting in CSP Parcel C-41, and an Administrative Permit for a Unit Transfer to transfer the 136 units allocated to Parcel C-42 to Parcel C-41. The resulting unit allocation for Parcel C-41 is 263 units. The Voluntary Merger is in the process of being recorded with Placer County. Surrounding uses include single-family dwelling units to the north and east, open space to the south across Blue Oaks Boulevard, and an undeveloped infill parcel to the west designated as Public/Quasi-Public (P/QP). The property to the west has submitted an entitlement application to the City for the Roseville Industrial Park (File #PL21-0193), which would change the land use designation from P/QP to Light Industrial/Special Area (M1/SA) and General Industrial/Special Area (M2/SA) to accommodate for approximately 2 million square feet of industrial uses.

Figure 1: Project Location



The current request is for a Design Review Permit (DRP) to allow the construction of a multi-family apartment complex with 216 units, including 81 one-bedroom, 99 two-bedroom, and 36 three-bedroom units. The remaining 47 units allocated to the site will remain unbuilt. The development consists of nine (9) three-story, garden-style walkup buildings totaling approximately 110,000 square feet, and an approximate 5,300-square-foot one-story clubhouse building. A total of 414 parking spaces will be provided and 160 of these spaces will be covered with carports. The clubhouse building will consist of site amenities including a game room, gathering room, fitness studio with an outdoor yoga area, and outdoor pool area. All units will be rented at market rates.

EVALUATION – DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the CSP. Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in ***italicized, bold*** text 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.***

The project site is currently undeveloped and is comprised mostly of annual grasslands. No protected trees are on or immediately surrounding the subject property. In addition, there are no wetlands or other regulated waters on the site. In order to make beneficial use of the site for development, the site will be graded to create level pads for the buildings, a drainage pattern which directs stormwater to the existing system, and finish boundary grades which can be appropriately tied to the adjacent roads and other development. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities.

- 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; 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.**

Multi-family residential development guidelines are included within the City's Community Design Guidelines (CDG). The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. In addition to the CDG, the CSP includes design guidelines with general standards for landscaping, sidewalks, walls and fences. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG and the CSP. The proposed site plan is shown in Figure 2 below.

Figure 2: Proposed Site Plan



Site Planning and Building Siting

The project consists of nine (9) three-story, garden-style walk-up buildings. As encouraged by the CDG, the buildings are situated along the roadway frontages, behind the landscape corridors along Blue Oaks Boulevard and Cloud Dance Drive, to activate the streetscape. The applicant prepared a line-of-sight drawing to assist with the evaluation of the proposed project in relation to the existing single-family homes to the north (included with Exhibit F). An existing 6-foot-tall masonry wall is located along this northern boundary which will provide sound attenuation and minimize impacts to the homes. To provide an additional buffer, the project will construct a 10-foot-wide landscape planter along this boundary and locate covered parking in the rear of the site. The nearest apartment building will be setback 83 feet away from the existing homes, which will minimize visual impacts.

Access and Circulation

The proposed project includes two driveways to provide access to the site, including a new 30-foot-wide driveway on Blue Oaks Oaks Blvd. to the south and a new 46-foot-wide driveway on Cloud Dance Dr. to the east. Both driveways will allow for full turning movements. The portion of Blue Oaks Blvd. adjacent to the project site will be widened in the future to six (6) lanes. The driveways connect to the internal roadway, with parking areas spread throughout the site. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

The project also includes pedestrian connectivity throughout the site and to Blue Oaks Blvd. and Cloud Dance Dr. While 5-foot-wide sidewalks are already constructed along Cloud Dance Dr., the project will construct new 8-foot-wide sidewalks along the frontage on Blue Oaks Bl. consistent with the CSP Circulation Plan. Pathways internal to the project connect the buildings and on-site amenities. Additionally, a Dial-a-Ride loading area will be available adjacent to the clubhouse.

Parking

The project includes 414 parking spaces, which meets the Zoning Ordinance requirements for 1.5 spaces per one-bedroom units, two spaces for two or more bedroom units, and one space per ten units for guest parking. As 81 one-bedroom units, 99 two-bedroom units, and 36 three-bedroom units are proposed, the minimum required number of parking spaces is 414 spaces. The parking spaces are provided as surface parking and 160 of these spaces will be covered with carports. An additional 8 parking spaces are provided for motorcycles. The proposed number of parking spaces is consistent with the Zoning Ordinance requirement.

Landscaping and Lighting

The CDG recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a minimum of 50-percent shading (based on 15-year maturity) over the parking spaces. The proposed landscaping plan is included in Exhibit H. The project includes landscape planters along the perimeter of the site. As required by the CSP, a 50-foot-wide landscape setback is provided along Blue Oaks Bl. and a 20-foot-wide landscape setback is provided along Cloud Dance Dr. Large trees are included within the landscaping areas to provide shade on sidewalks and pathways and to provide a visually engaging streetscape. Selected tree species include Chinese Pistache, London Plane, Southern Magnolia, Crape Myrtle, London Plane, as well as a mix of shrubs and groundcover. An 11.5-foot-wide landscape planter is proposed along the eastern boundary of the project, which is adjacent to the future Roseville Industrial Park. The project proposes a metal view fence along this boundary, however the Roseville Industrial Park project proposes a 7-foot-tall concrete wall to minimize impacts. Special attention is paid to the northern boundary, which is adjacent to existing single-family homes. A 10-foot-wide landscape planter is proposed along this northern boundary to provide sufficient landscape screening between the project site and the single-family homes, which are separated by an existing 6-foot-tall masonry wall. The planter will consist of Southern Magnolia trees which will also help to screen the carports located along this boundary. The project will provide 51-percent parking lot shade coverage through the use of carports and trees, exceeding the minimum requirements.

The project includes site lighting for the parking areas, and the conditions of approval ensure that a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candles of lighting in the pedestrian walkways are provided. Light standards will be shielded to ensure there is no off-site glare. In addition, carport lighting is provided on the underside of the structures in the center of each carport.

Open Space

As encouraged by the CDG, the project includes open space and recreational areas within the site plan. The community building provides a centralized public activity area that consists of an outdoor community

pool, covered outdoor kitchen, and site furnishings including outdoor seating, a fire pit, and a play area. Additional open space and recreational areas are provided between the apartment buildings.

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 project consists of 216 units with 81 one-bedroom units of 700 square feet, 99 two-bedroom units of 995 or 1,078 square feet, and 36 three-bedroom units of 1,394 square feet. The apartment buildings are three-stories with 24 units in each building, and total approximately 110,000 square feet. The proposed top-of-ridge building height is 44'-8", which is below the 45-foot height limit of the R3 zone. The 5,300-square-foot community clubhouse building is single-story with a maximum height of 26 feet.

The project is designed with a modern farmhouse style, with materials consisting of cement plaster, stacked stone veneer, board and batten siding, and gable style tile roofing. The stacked stone and board and batten siding are applied strategically to provide articulation in the façade and break up the vertical profile. The project will consist of two building types and two color schemes consisting of shades of gray and white, and will be differentiated by an accent color in either a light blue or gray color that will be applied to the board and batten siding. All of the units will have private patios and balconies, which provide private outdoor spaces for residents and variation in wall plane. Figure 3 includes an architectural rendering of one of the apartment buildings from the perspective of Blue Oaks Blvd. The community clubhouse building, which is located interior to the project site, incorporates the same colors and materials as the apartment buildings. Overall, the variation in colors, materials, and articulation in the roofline, as well as the massing and arrangement of structures on the site, are consistent with the intent of the CDG, and are consistent with the General Plan and CSP.

Figure 3: Architectural Rendering along Blue Oaks Blvd.



As mentioned, 160 of the parking spaces will be covered with carports. The carports are approximately 10.5 feet tall and will be designed as either a standard carport with a flat roof or an enhanced carport with a gable roof using the same concrete roof tiles as the apartment buildings (see Figure 4). The enhanced carports will be placed over the parking spaces that are visible from the public right-of-way, as identified on the site plan (see Exhibit A). Each carport will be painted the same color scheme as the adjacent building.

Figure 4: Enhanced Carports



- 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.***

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container, and will be surrounded by landscaping. All rooftop mechanical equipment will be sufficiently screened from public view by the building parapets.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website and on the City's Projects of Interest website.

A notice of the public hearing was published in the Roseville Press Tribune on August 5, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. Given the project site is located in a developing part of the City, there is not an established neighborhood association at this time. In order to ensure new residents located immediately adjacent to the site were made aware of the proposed project, the applicant team handed out flyers with information on the project prior to publication of the public hearing notice. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

The project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, subdivision (c), which exempts residential projects implementing Specific Plans. The Creekview Specific Plan EIR (SCH# 02008032017) was certified by the City Council on September 19, 2012. The exemption limitations state that if any event outlined in Section 15162, which describes the requirements for preparation of a subsequent or supplemental Environmental Impact Report (EIR), occurs, then the exemption is no longer applicable.

The proposed apartment complex is consistent with the land use and density previously evaluated in the CSP. No new or substantially more severe impacts beyond what was evaluated in the CSP EIR and General Plan EIR have been identified, and there have been no substantial changes to the subject parcel or surrounding environment that would necessitate additional review.

RECOMMENDATION

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

1. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 3338 BLUE OAKS BOULEVARD – CSP PCL C-41 & C-42 – WINDING CREEK APARTMENTS – FILE #PL22-0077** subject to seventy-five (75) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL22-0077

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **August 18, 2022** and if not effectuated shall expire on **August 18, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 18, 2025**. (Planning)
2. The project is approved as shown in Exhibits A—K and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Creekview Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The Voluntary Merger for Creekview Specific Plan Parcels C-41 and C-42 approved under File #PL22-0074 shall be recorded prior to issuance of building permits. (Planning, Building)
5. The project shall be addressed as 3338 Blue Oaks Blvd. All projects with multi-tenants shall submit a site plan and floor plans (for all floors and all uses) upon initial Building Permit submittal for address approval or assignment. Please specify “Business Services – Addressing” on the submittal. See *City of Roseville Addressing Guidelines* at Roseville.ca.us/Addressing for more information. (Business Services)
6. 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)
7. 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)
8. 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 have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
9. 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. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

10. Parking lot design shall conform to the City’s design standards, including the following minimum standards for parking stalls:

- 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-inch 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 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
11. 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)
12. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
13. 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, Environmental Utilities, 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 Landscape Guidelines for Creekview Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Department's "Specification for Commercial Construction." (Electric)
 - f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)

- g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
- 14. 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)
- 15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
- 16. 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)
- 17. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 18. 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)
- 19. For commercial swimming pools: 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)
- 20. 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)
- 21. 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 Development Services - Engineering prior to approval of any plans. (Engineering)
- 22. 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)
- 23. 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)

24. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering)
25. The applicant shall provide a 30' wide Type A-7 driveway along Blue Oaks Boulevard. (Engineering)
26. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
27. 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).
28. 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)
29. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
30. 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)
31. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
32. 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)
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, Development Services - 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. (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. 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)
37. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
38. 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 otherwise authorized by these conditions of approval. (Environmental Utilities)
39. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
40. 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)
41. 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)
42. 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)
43. 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)

44. 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)
45. 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
46. 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)
47. 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)
48. 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:

49. 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)
50. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
51. 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)
52. 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 preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer 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)
53. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
54. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
55. 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)
56. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
57. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
58. 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)
59. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
60. 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)
61. 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)
62. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

63. 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:

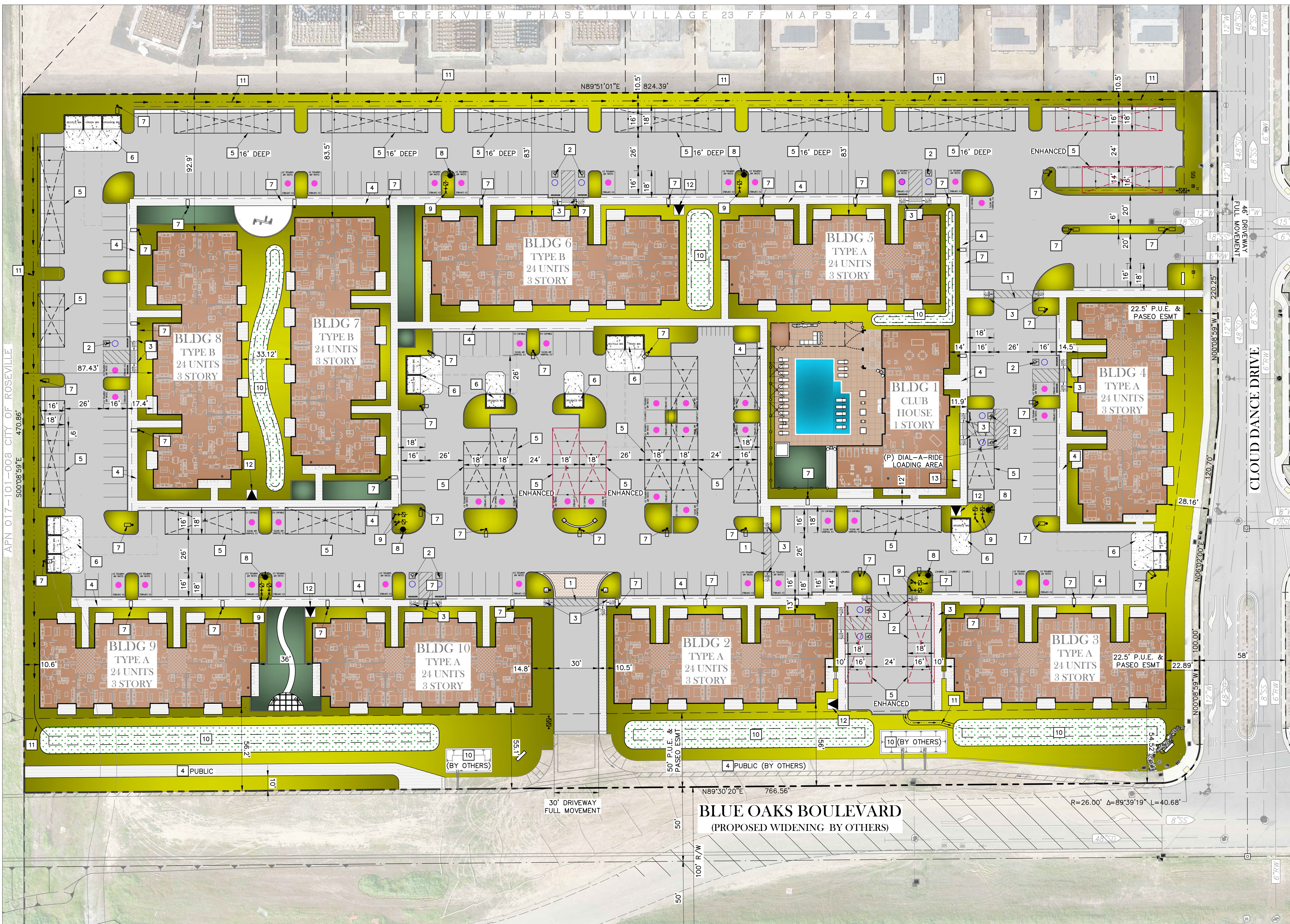
64. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
65. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
66. 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)
67. 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)
68. 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)
69. 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)
70. 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)
71. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)
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 that all construction equipment shall be fitted with factory installed muffling devices and 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 Field 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)
75. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:
- a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

EXHIBITS

- A. Site Plan
- B. Floor & Unit Plans
- C. Elevations
- D. Building Sections
- E. Material & Color Board
- F. Preliminary Grading Plan and Sections
- G. Preliminary Utility Plan
- H. Preliminary Landscape Plan
- I. Site Lighting Plan
- J. Preliminary Fire Access Plan
- K. Site Details

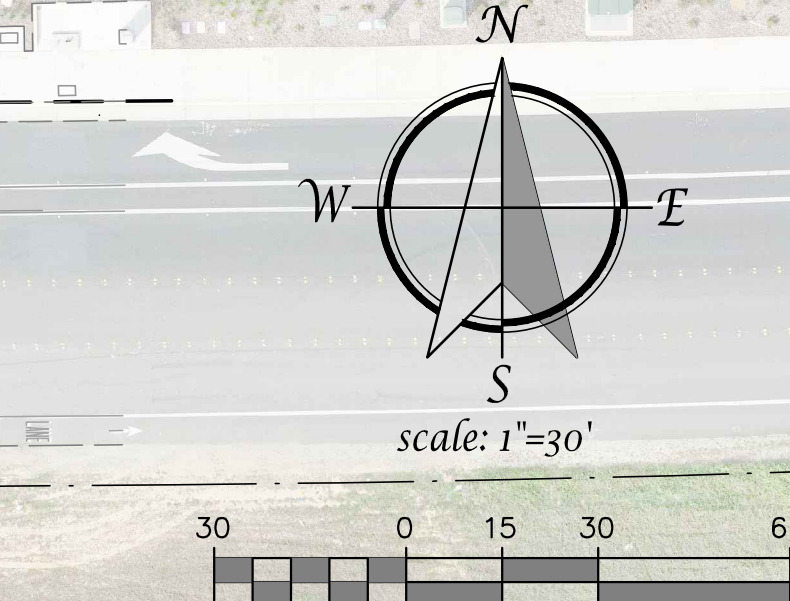
Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Design Committee in court, you may be limited to raising 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.



PROJECT SUMMARY		
UNIT SUMMARY		
1-BEDROOM (9 UNITS PER BUILDING)	81	
2-BEDROOM (11 UNITS PER BUILDING)	99	
3-BEDROOM (4 UNITS PER BUILDING)	36	
TOTAL UNITS (24 UNITS PER BUILDING)	216	
PARKING SUMMARY		
REQUIRED PARKING (PER ZONING 19.26.030)		
RESIDENT		
1-BEDROOM (1.5 PER UNIT + GUEST)	122	
2-BEDROOM (2 PER UNIT + GUEST)	198	
3-BEDROOM (2 PER UNIT + GUEST)	72	
GUEST (1 PER 10 UNITS)		
	22	
TOTAL REQUIRED PARKING SPACES	414	
PROPOSED PARKING		
STANDARD PARKING (9x18 OR 16 W/2' BUMPER OVERHANG)	235	
COMPACT PARKING (9x16 OR 14 W/2' BUMPER OVERHANG)	11	
MOTORCYCLE PARKING (6X3 ONE PER 40 PARKING STALLS)	8	
(8) ACCESSIBLE STALLS (9x18 MIN.)		
(5 REQUIRED PER TABLE 1109A.3 - 2%)		
COVERED PARKING SPACES	160	
(6) COMPACT STALLS (9x16 MIN.)		
(4) ACCESSIBLE STALLS (9x18 MIN.)		
(4 REQUIRED PER TABLE 1109A.3 - 2%)		
TOTAL PROPOSED PARKING SPACES	414	
CALGREEN REQUIREMENTS (4.106.4.2)		
ELECTRIC VEHICLE CHARGING CAPABLE (10% OF 414 UNCOVERED SPACES)	42	
TOTAL PROPOSED EV CAPABLE (REQUIRED PER SECTION 4.106.4.2)	42	
(2) STANDARD EV CAPABLE W/ ACCESS AISLE (REQUIRED PER SECTION 4.106.4.2.1 PER 25)		
BIKE PARKING SUMMARY		
REQUIRED BICYCLE PARKING		

- CONSTRUCTION NOTES:
- 1 CROSSWALK
 - 2 ACCESSIBLE PARKING
 - 3 ACCESSIBLE CURB RAMP
 - 4 SIDEWALK
 - 5 CARPORT
 - 6 TRASH ENCLOSURE
 - 7 SITE LIGHTING
 - 8 FIRE HYDRANT
 - 9 FIRE DEPARTMENT CONNECTION
 - 10 WATER QUALITY BASIN
 - 11 WATER QUALITY SWALE
 - 12 TRANSFORMER PAD LOCATION W/ BOLLARDS PER ROSEVILLE ELECTRIC.
 - 13 DIAL-A-RIDE COVERED BENCH

SITE LEGEND:	
ASPHALT PAVEMENT	CONCRETE
LANDSCAPE AREA	SIDEWALK
BUILDING AREA	POOL
WATER QUALITY BASIN	TURF



WINDING CREEK APARTMENTS - ROSEVILLE

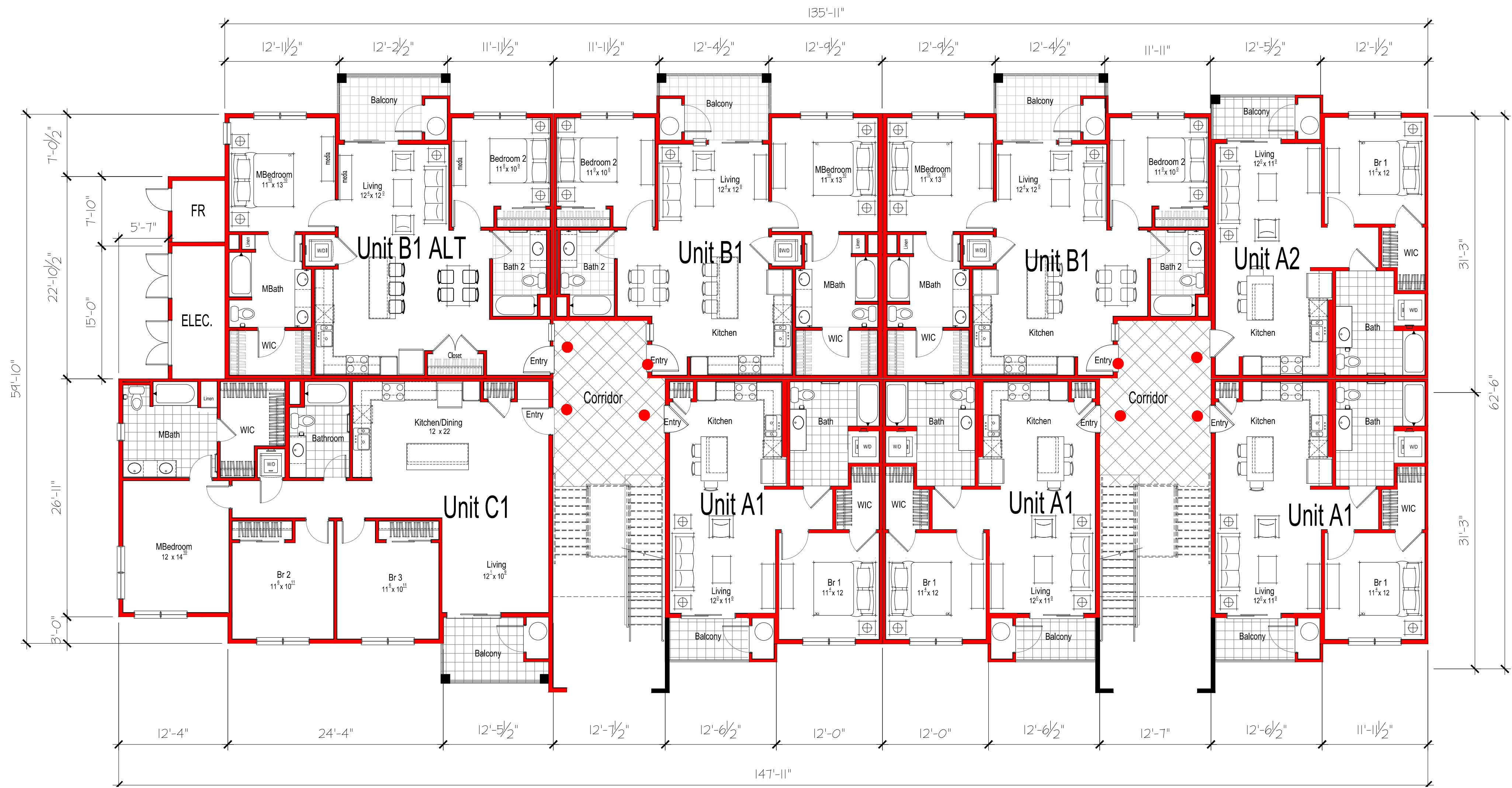
PRELIMINARY SITE PLAN C 2.0

3338 Blue Oaks Blvd at Cloud Dance Dr, Roseville, California

Proposed By: **Anthem United**
Anthem United
3001 Douglas Blvd
Roseville, CA 95661

JULY 14, 2022
FINAL DRP SUBMITTAL

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701



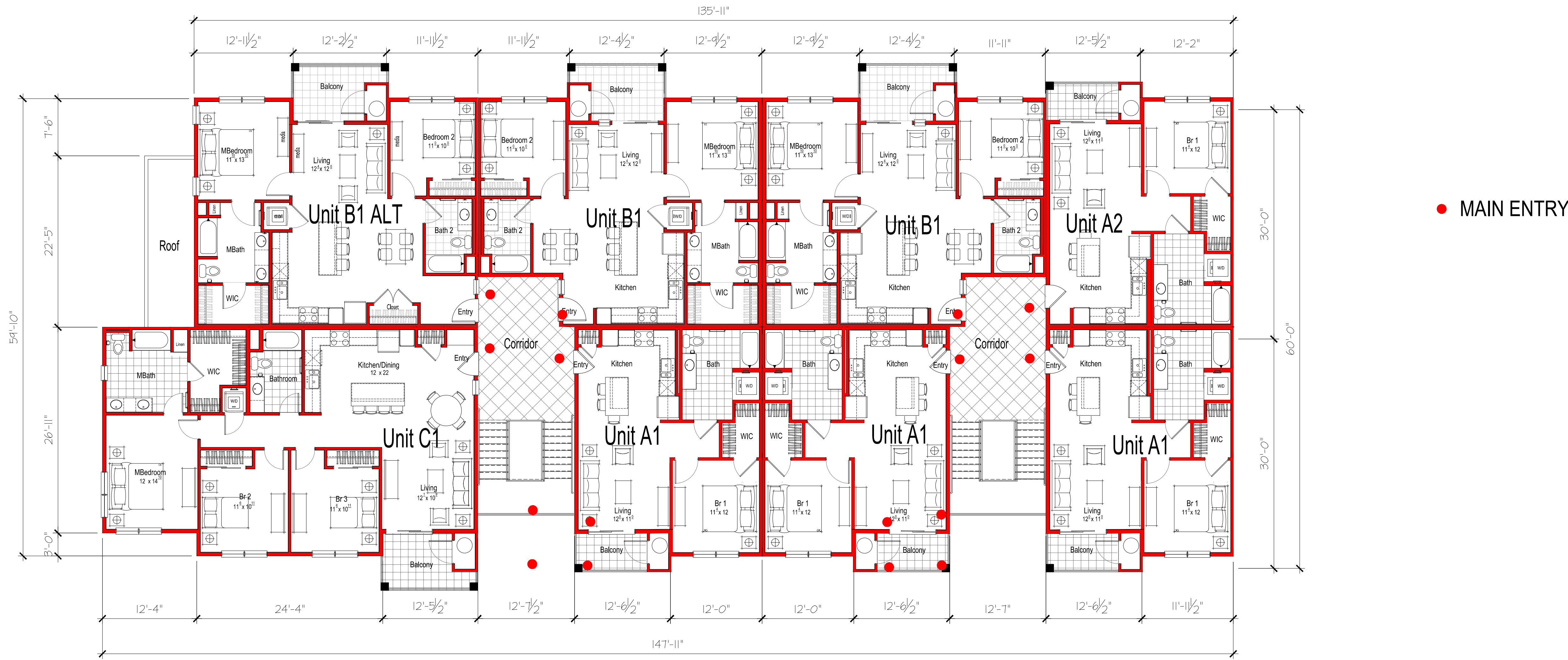
FIRST FLOOR



Anthem United
Roseville, Ca.

A1.05
FLOOR PLANS - APARTMENT 'A' - 24 PLEX
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA





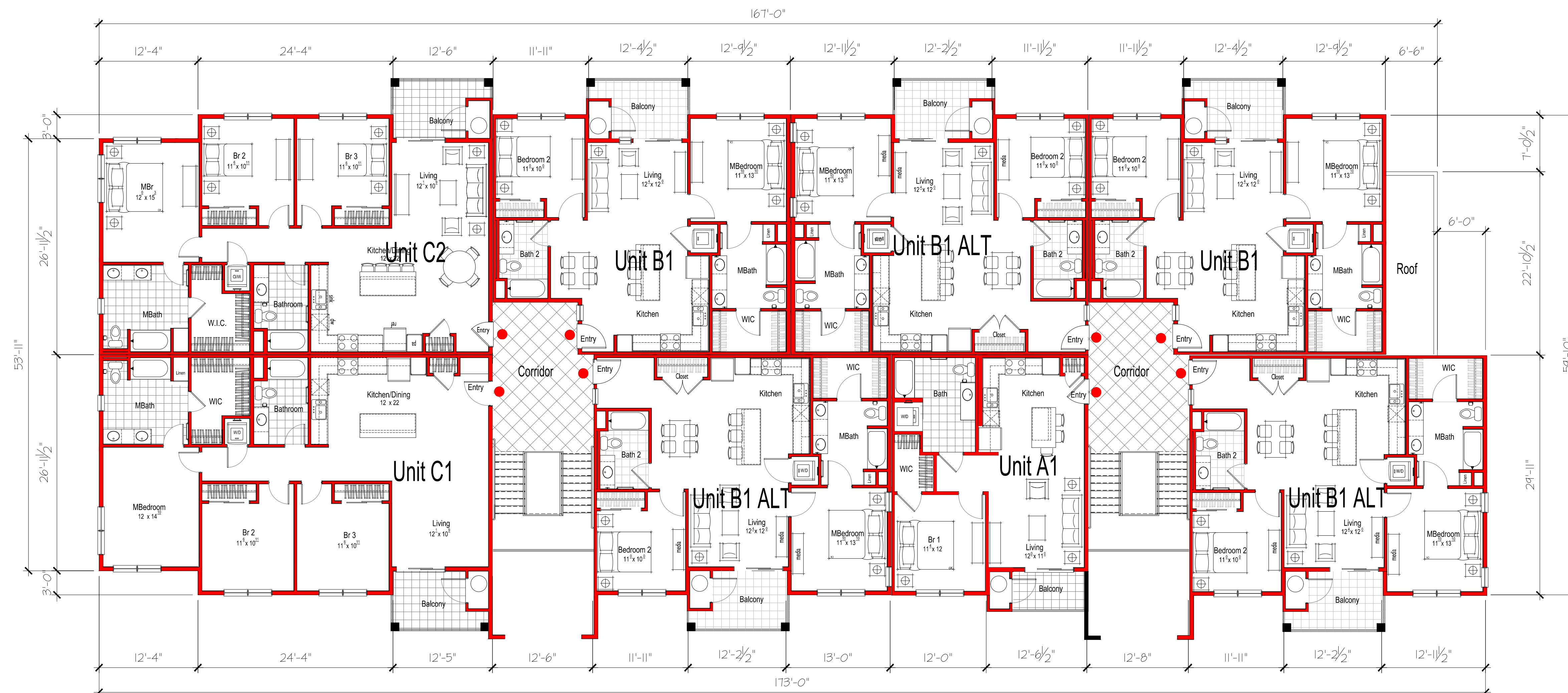
SECOND / THIRD FLOOR



Anthem United
Roseville, Ca.

A1.06
FLOOR PLANS - APARTMENT 'A' - 24 PLEX
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA





FIRST FLOOR



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.

July 15, 2022 | MR210118.00

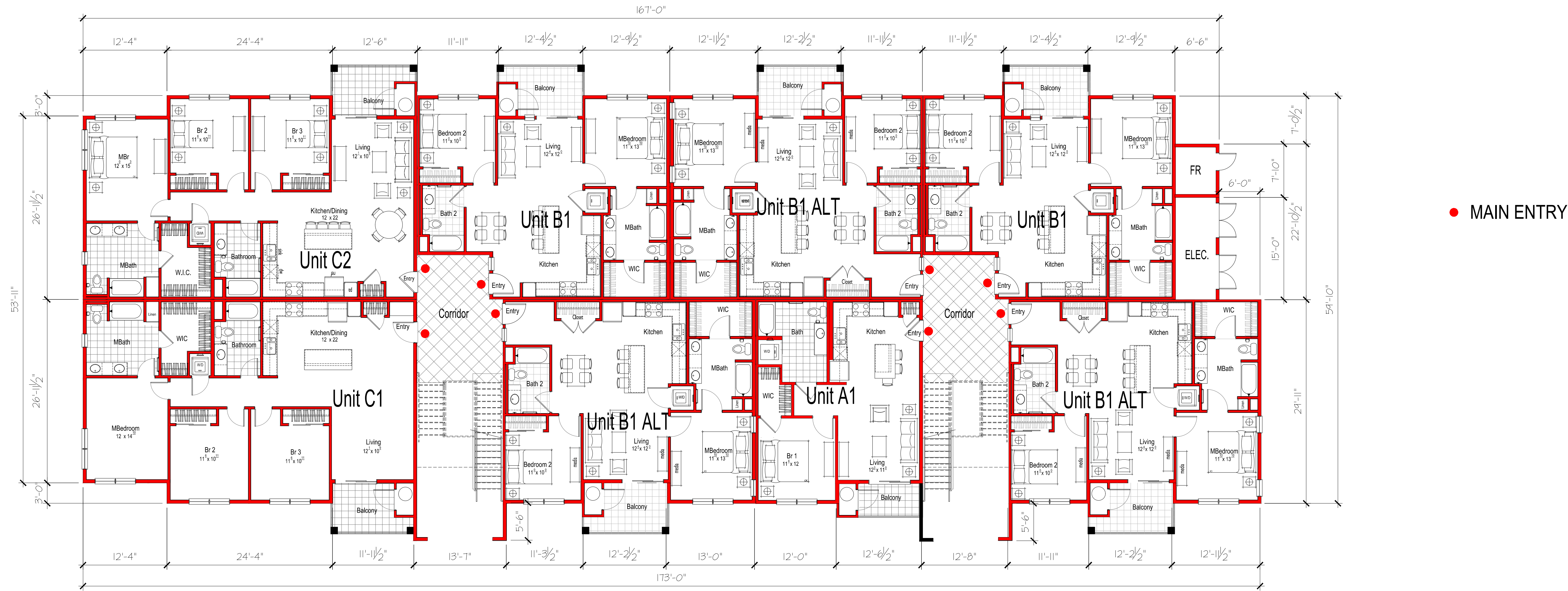
A2.05

FLOOR PLANS - APARTMENT 'B' - 24 PLEX

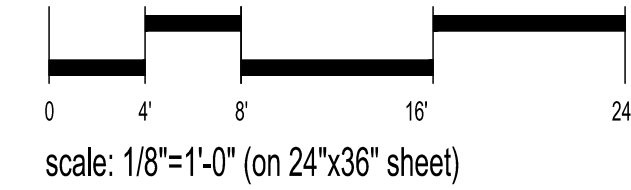
WINDING CREEK APARTMENTS

3338 Blue Oaks Avenue - Roseville, CA





SECOND / THIRD FLOOR



Anthem United
Roseville, Ca.

A2.06
FLOOR PLANS - APARTMENT 'B' - 24 PLEX
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA

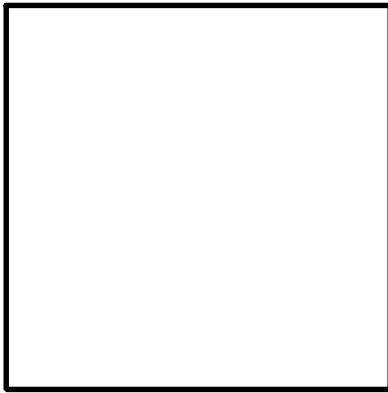
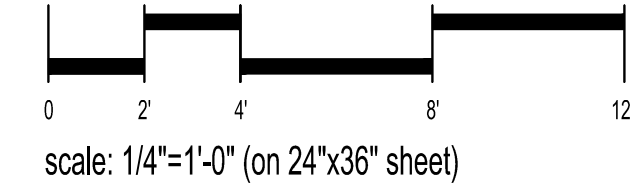


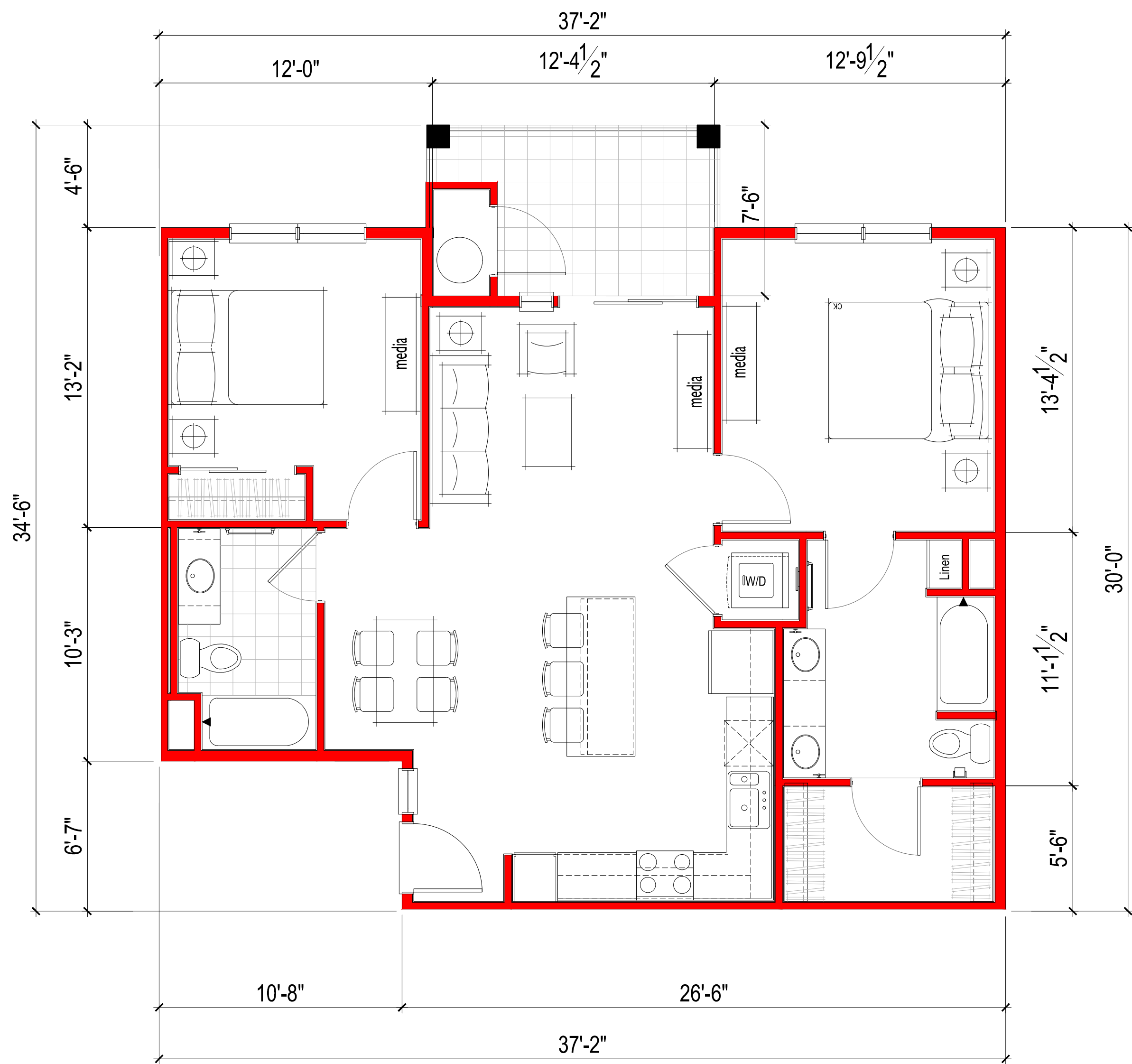


GSF: 700 NSF: 648 Balcony: 91 sf
Unit - A1 - 1 Bedroom + 1 Bath
SCALE: 1/4"=1'-0"



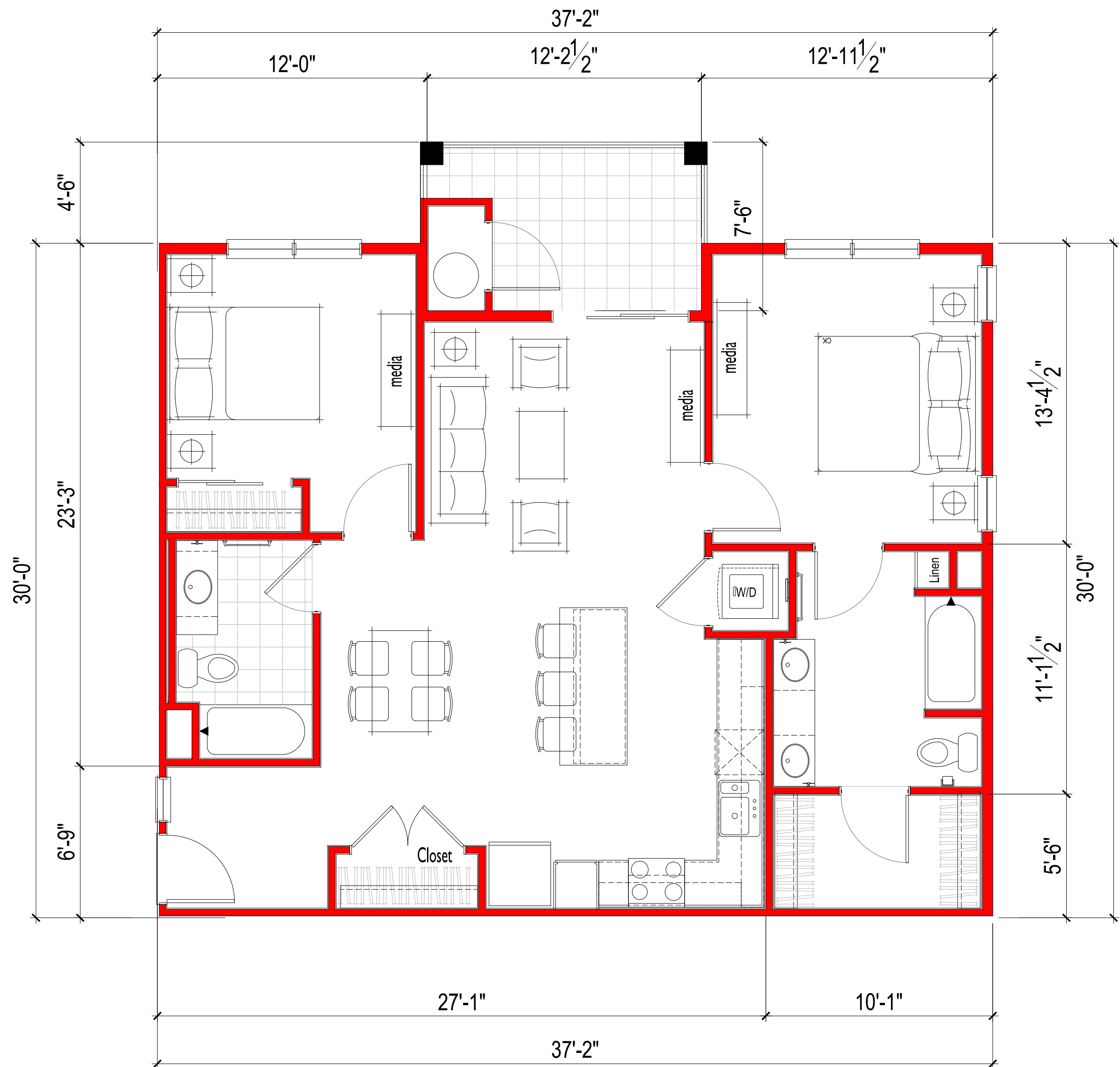
GSF: 700 NSF: 648 Balcony: 91 sf
Unit - A2 - 1 Bedroom + 1 Bath
SCALE: 1/4"=1'-0"





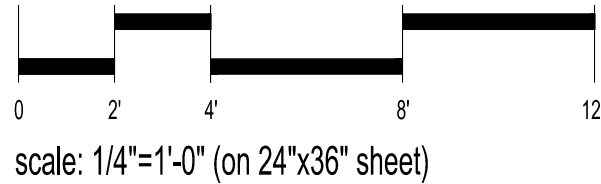
GSF: 995 NSF: 929 Balcony: 95 sf
Unit - B1 - 2 Bedroom + 2 Bath

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



GSF: 1,078 NSF: 1,017 Balcony: 94 sf
Unit - B1 ALT - 2 Bedroom + 2 Bath

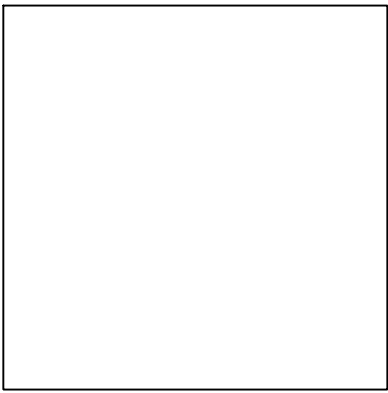
SCALE: 1/4"=1'-0"

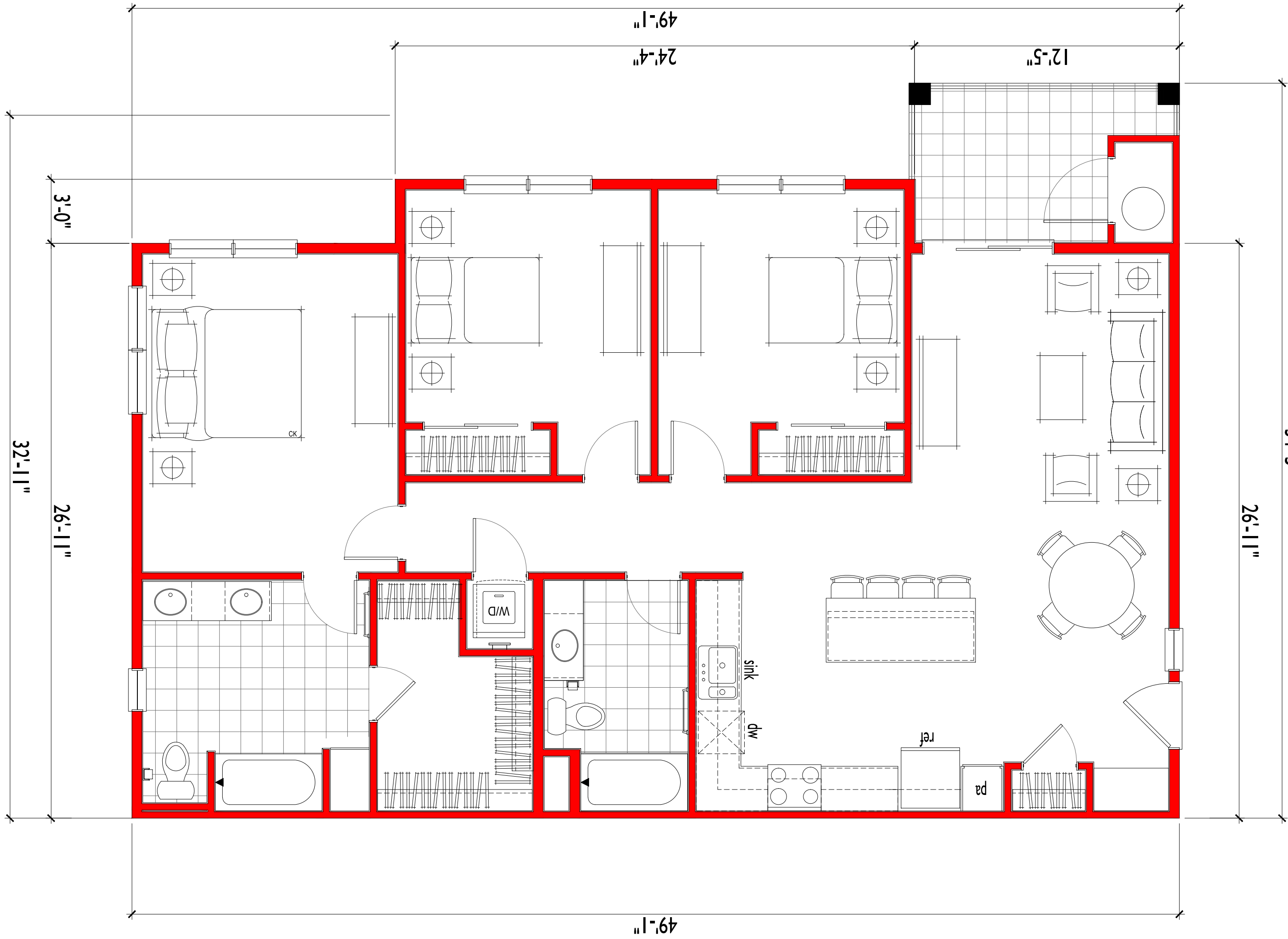


scale: 1/4"=1'-0" (on 24"x36" sheet)

**Anthem
United**
Roseville, Ca.

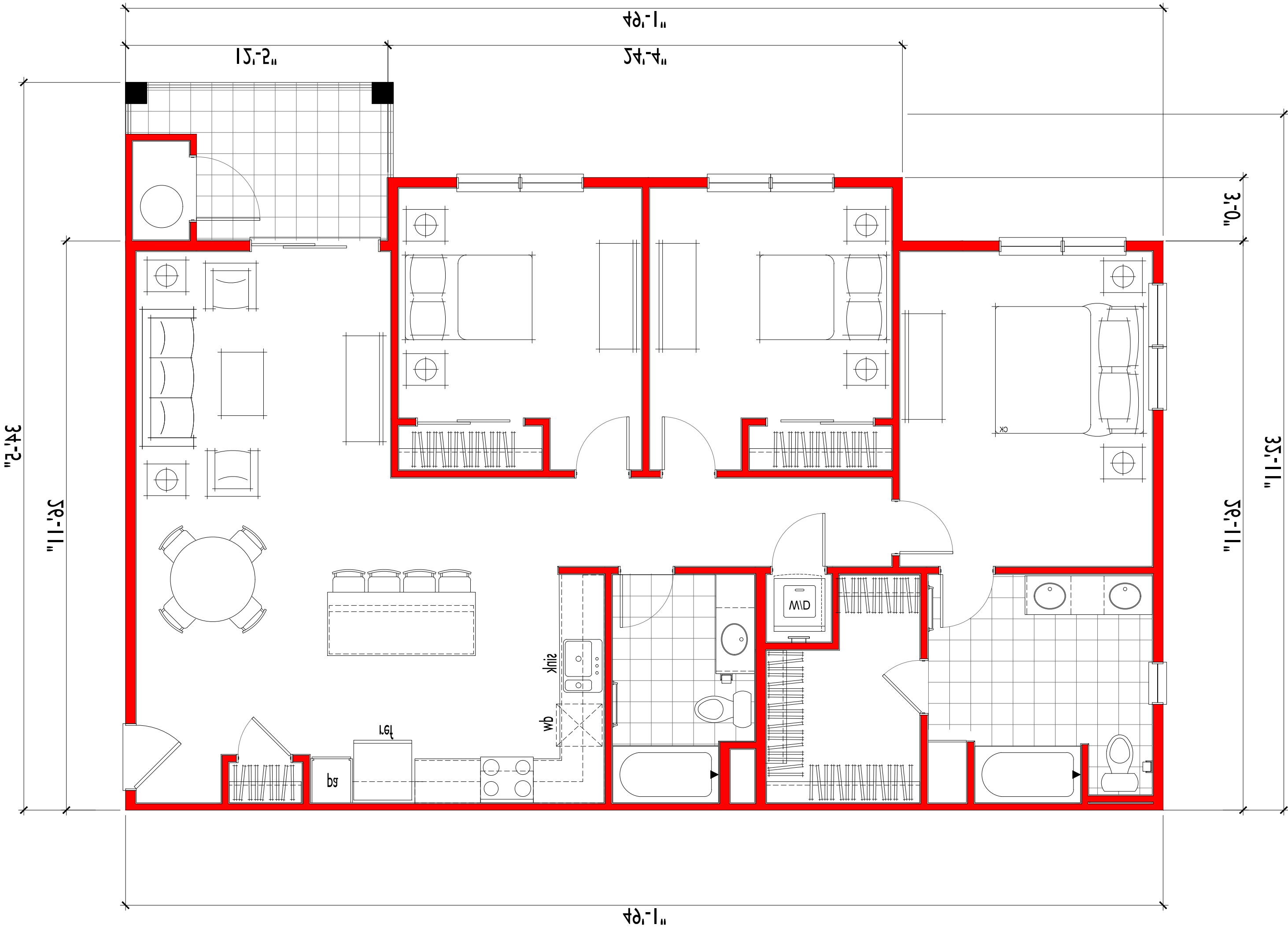
A3.02
ENLARGED APARTMENT UNIT PLANS
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA





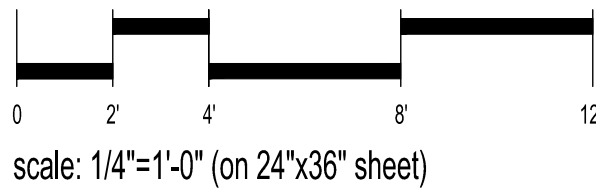
GSF: 1,394 NSF: 1,292 Balcony: 95 sf
Unit - C1 - 3 Bedroom + 2 Bath

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



GSF: 1,394 NSF: 1,292 Balcony: 95 sf
Unit - C2 - 3 Bedroom + 2 Bath

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

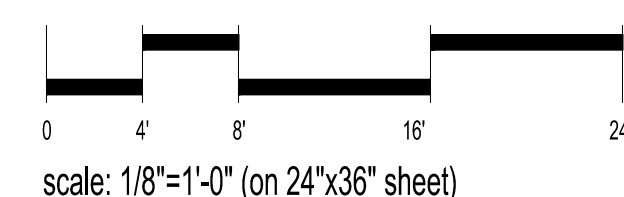


**Anthem
United**
Roseville, Ca.

A3.03
ENLARGED APARTMENT UNIT PLANS
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA



3338 Blue Oaks Avenue - Roseville, CA



Anthem United 
Roseville, Ca.

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.

July 15, 2022 | MR210118.00



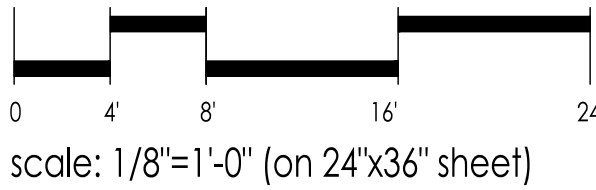
FRONT ELEVATION



LEFT ELEVATION



FRONT PERSPECTIVE



**Anthem
United**
Roseville, Ca.

A1.01
EXTERIOR ELEVATIONS - APT. BLDG A - 24 PLEX
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA





BACK ELEVATION



RIGHT ELEVATION



BACK PERSPECTIVE

0 4' 8' 16' 24'
scale: 1/8"=1'-0" (on 24"x36" sheet)

**Anthem
United**
Roseville, Ca.

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.

A1.02
EXTERIOR ELEVATIONS - APT. BLDG A - 24 PLEX
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA

July 15, 2022 |MR210118.00





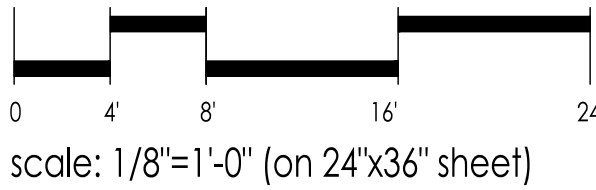
FRONT ELEVATION



LEFT ELEVATION

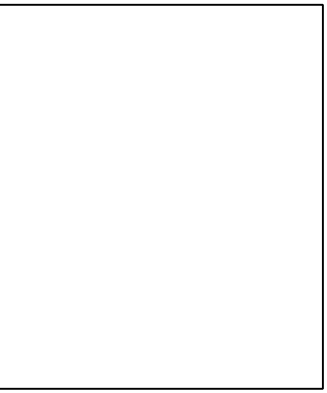


FRONT PERSPECTIVE



**Anthem
United**
Roseville, Ca.

A1.03
EXTERIOR ELEVATIONS - APT. BLDG A - 24 PLEX - ALT COLORS
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA





BACK ELEVATION



RIGHT ELEVATION



BACK PERSPECTIVE

0 4' 8' 16' 24'
scale: 1/8"=1'-0" (on 24"x36" sheet)

**Anthem
United**
Roseville, Ca.

A1.04
EXTERIOR ELEVATIONS - APT. BLDG A - 24 PLEX - ALT. COLORS
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA



FRONT ELEVATION



LEFT ELEVATION



FRONT PERSPECTIVE

0 4' 8' 16' 24'
scale: 1/8"=1'-0" (on 24"x36" sheet)

**Anthem
United**
Roseville, Ca.

A2.01
EXTERIOR ELEVATIONS - APT. BLDG B - 24 PLEX
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA





BACK ELEVATION



RIGHT ELEVATION



BACK PERSPECTIVE

0 4' 8' 16' 24'
scale: 1/8"=1'-0" (on 24"x36" sheet)

**Anthem
United**
Roseville, Ca.

A2.02
EXTERIOR ELEVATIONS - APT. BLDG B - 24 PLEX
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA





FRONT ELEVATION



LEFT ELEVATION

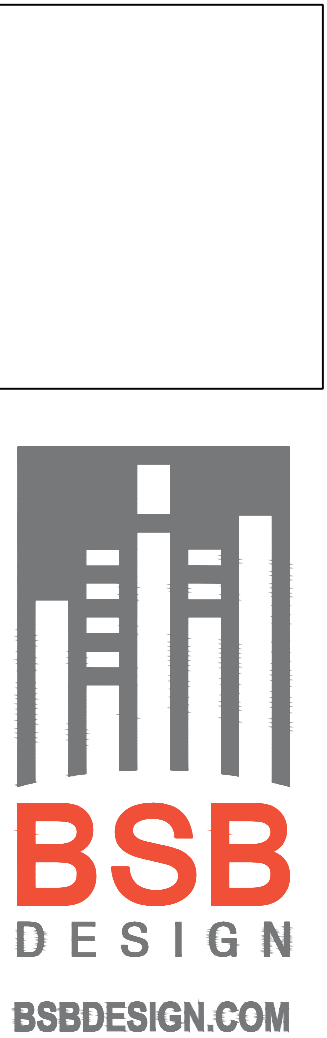


FRONT PERSPECTIVE

0 4' 8' 16' 24'
scale: 1/8"=1'-0" (on 24"x36" sheet)

**Anthem
United**
Roseville, Ca.

A2.03
EXTERIOR ELEVATIONS - APT. BLDG B - 24 PLEX - ALT COLORS
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA





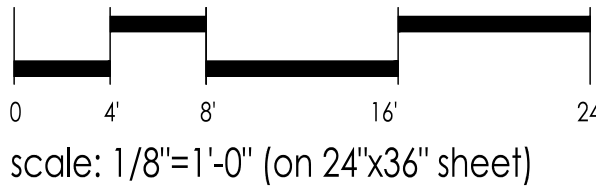
BACK ELEVATION



RIGHT ELEVATION



BACK PERSPECTIVE



**Anthem
United**
Roseville, Ca.

A2.04
EXTERIOR ELEVATIONS - APT. BLDG B - 24 PLEX - ALT COLORS
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA





FRONT ELEVATION



LEFT ELEVATION

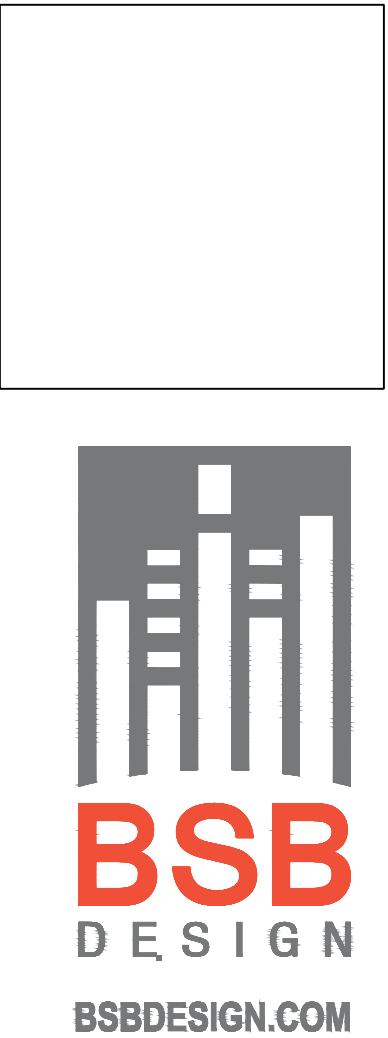


FRONT PERSPECTIVE

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scale: 1/8"=1'-0" (on 24"x36" sheet)

**Anthem
United**
5RVHYLOOH & D

A4.01
EXTERIOR ELEVATIONS - COMMUNITY CLUBHOUSE
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA





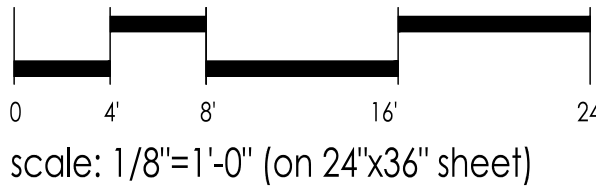
BACK ELEVATION



RIGHT ELEVATION

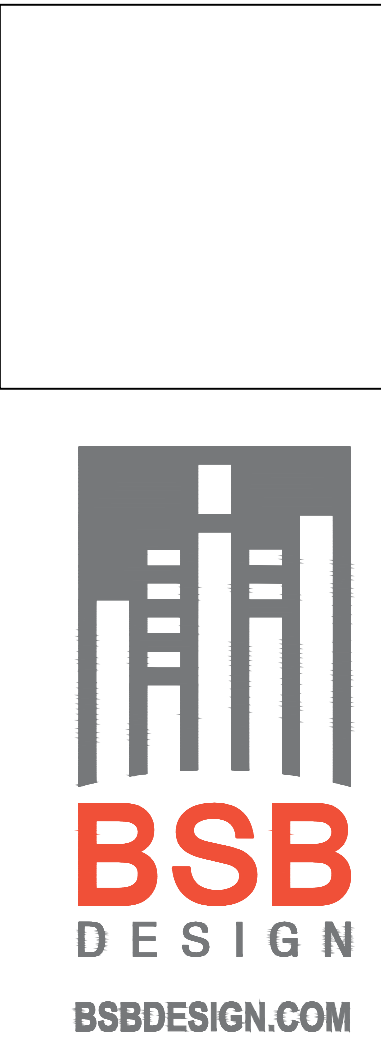


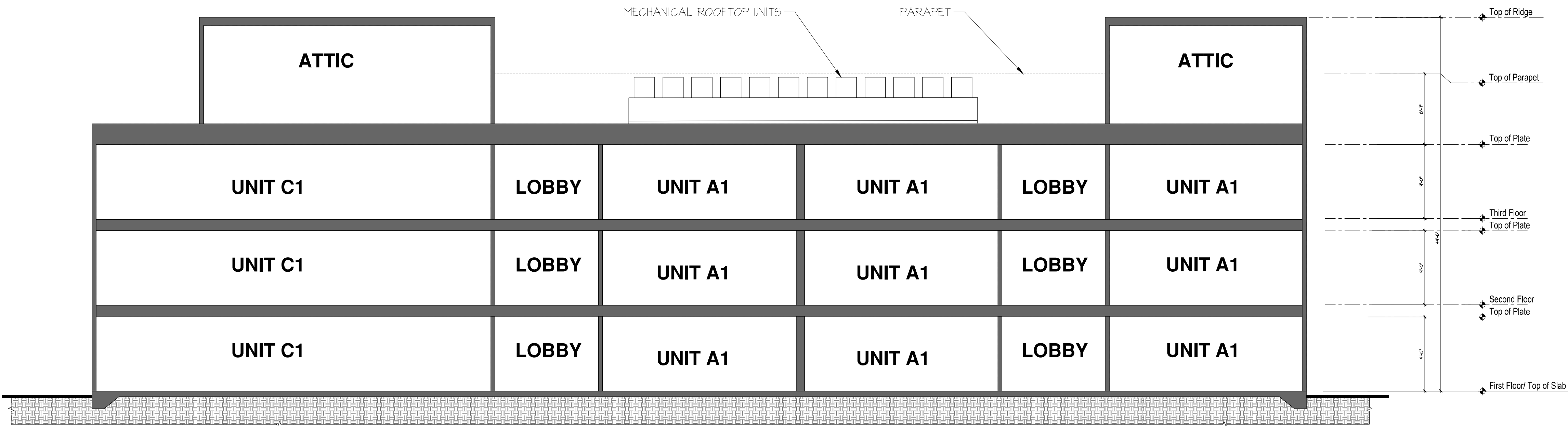
BACK PERSPECTIVE



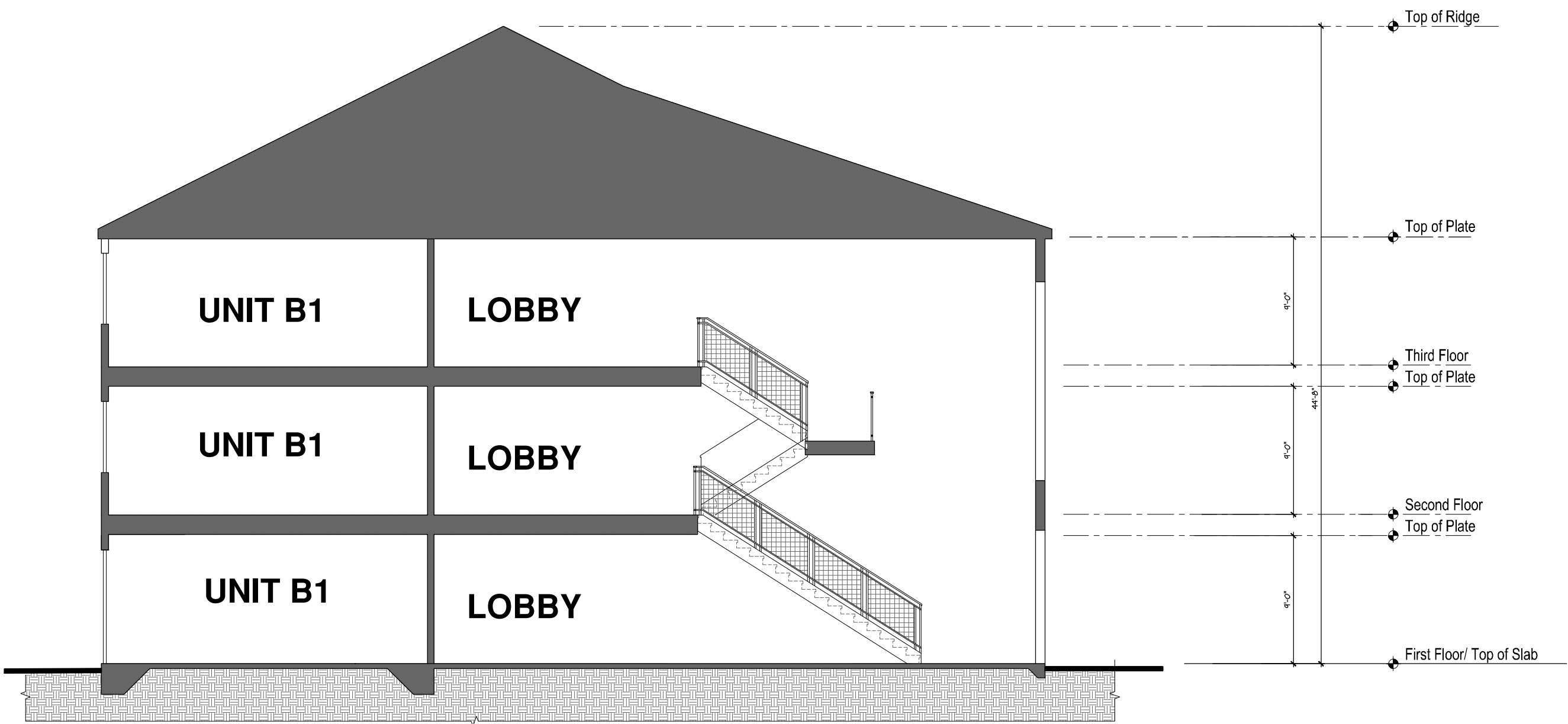
**Anthem
United**
Roseville, Ca.

A4.02
EXTERIOR ELEVATIONS - COMMUNITY CLUBHOUSE
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA

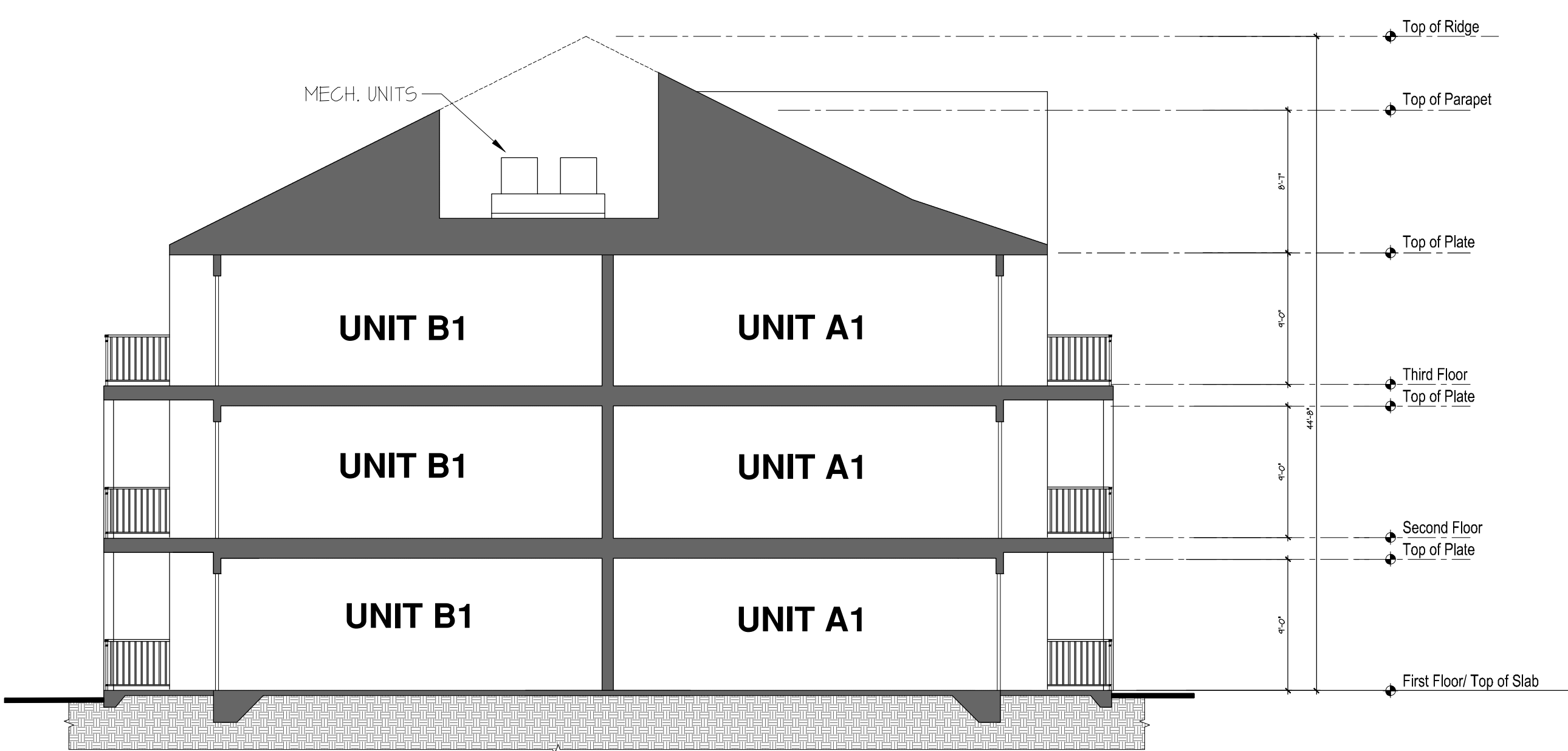




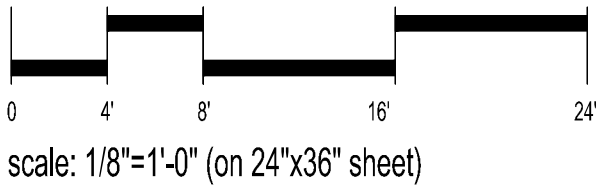
SECTION A



SECTION B

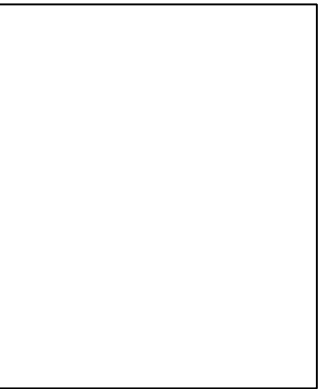


SECTION C



Anthem United
Roseville, Ca.

A5.01
TYPICAL BUILDING SECTIONS
WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA





APARTMENT - TYPICAL

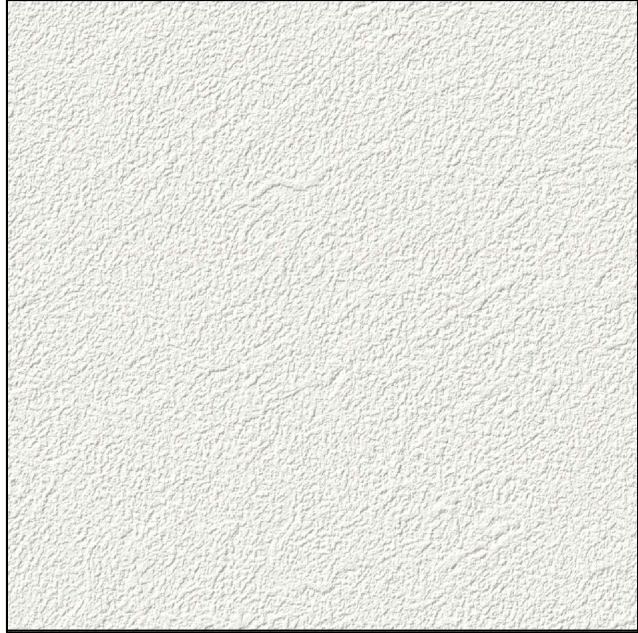


APARTMENT - ALTERNATE COLORS



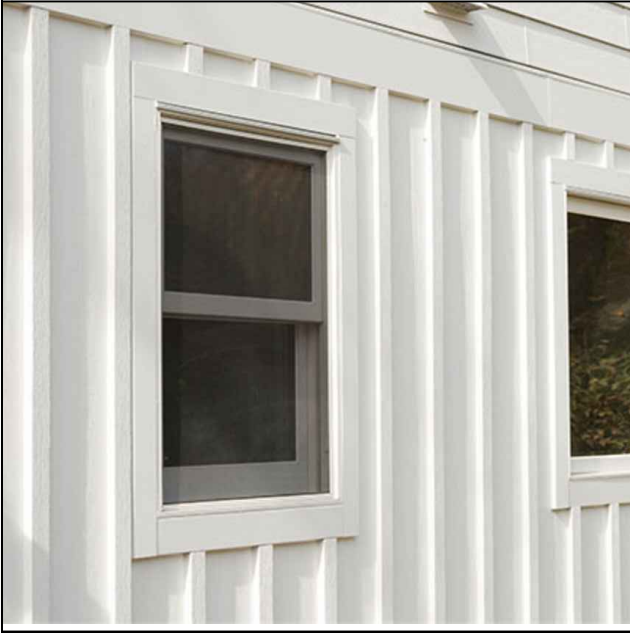
COMMUNITY CLUBHOUSE - TYPICAL

CEMENT PLASTER
FINE SAND FINISH



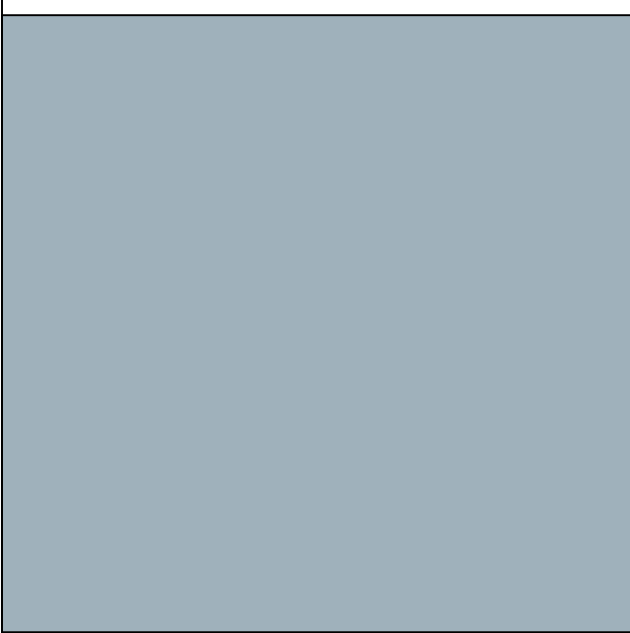
1 MAIN WALL

BOARD AND BATTEN
JAMES HARDIE
OR APPROVED EQUAL



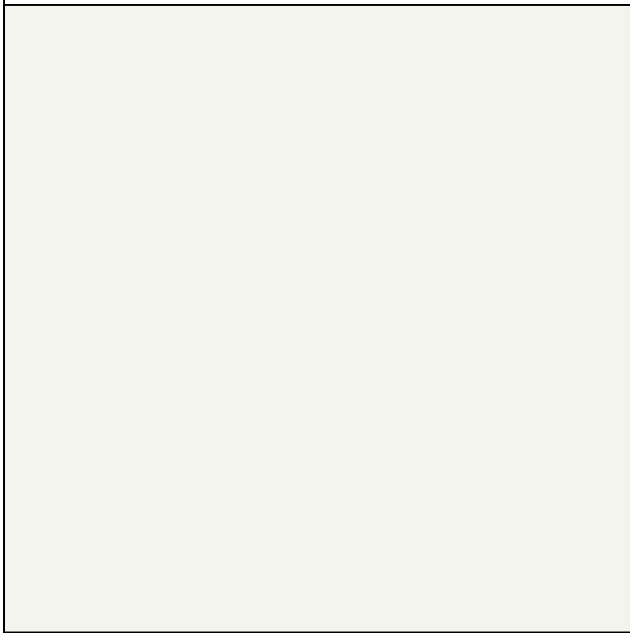
2 MAIN WALL

SW7601
DOCKSIDE BLUE
OR APPROVED EQUAL



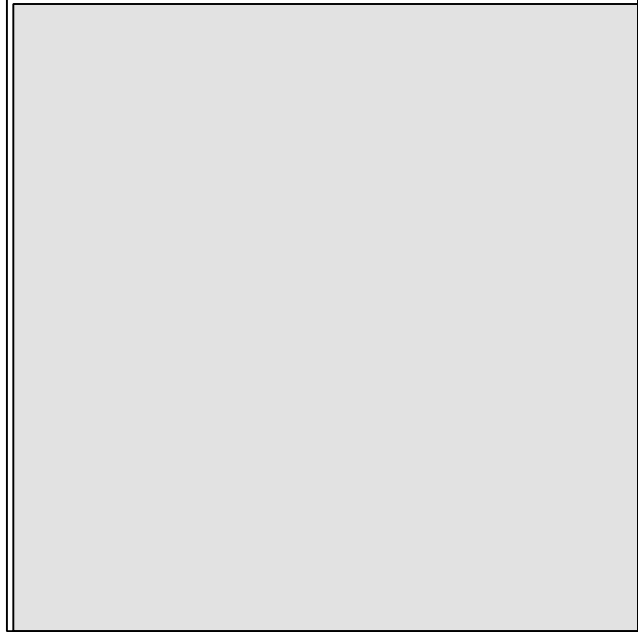
3 ACCENT COLOR

SW9541
WHITE SNOW
OR APPROVED EQUAL



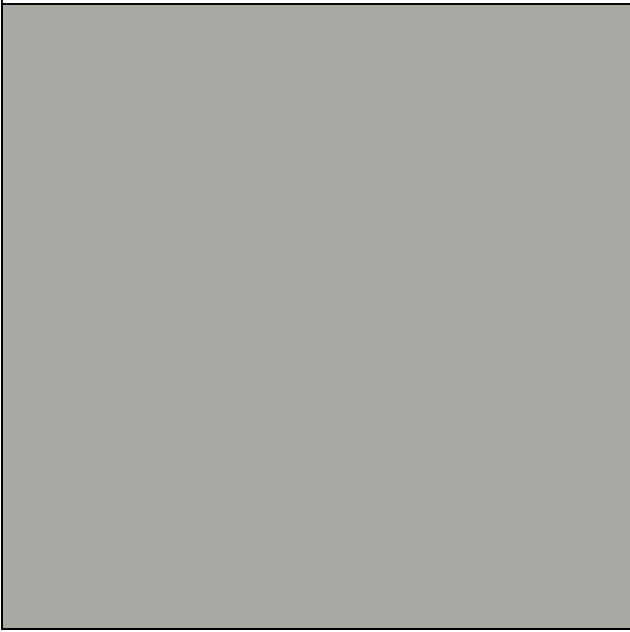
4 BODY COLOR

SW9556
INTREPID GREY
OR APPROVED EQUAL



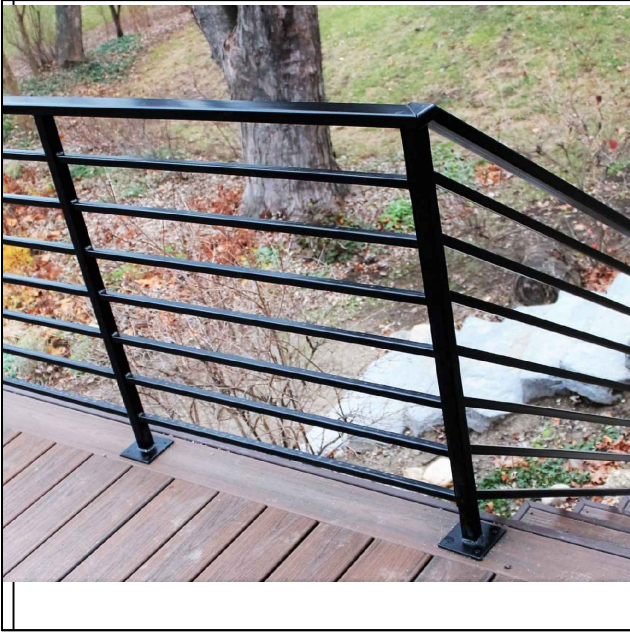
5 ACCENT COLOR

SW6003
PROPER GRAY
OR APPROVED EQUAL



6 ACCENT COLOR

SW7069
IRON ORE
OR APPROVED EQUAL



7 RAILING

EL DORADO STONE
SILVER LINING STACKED
OR APPROVED EQUAL

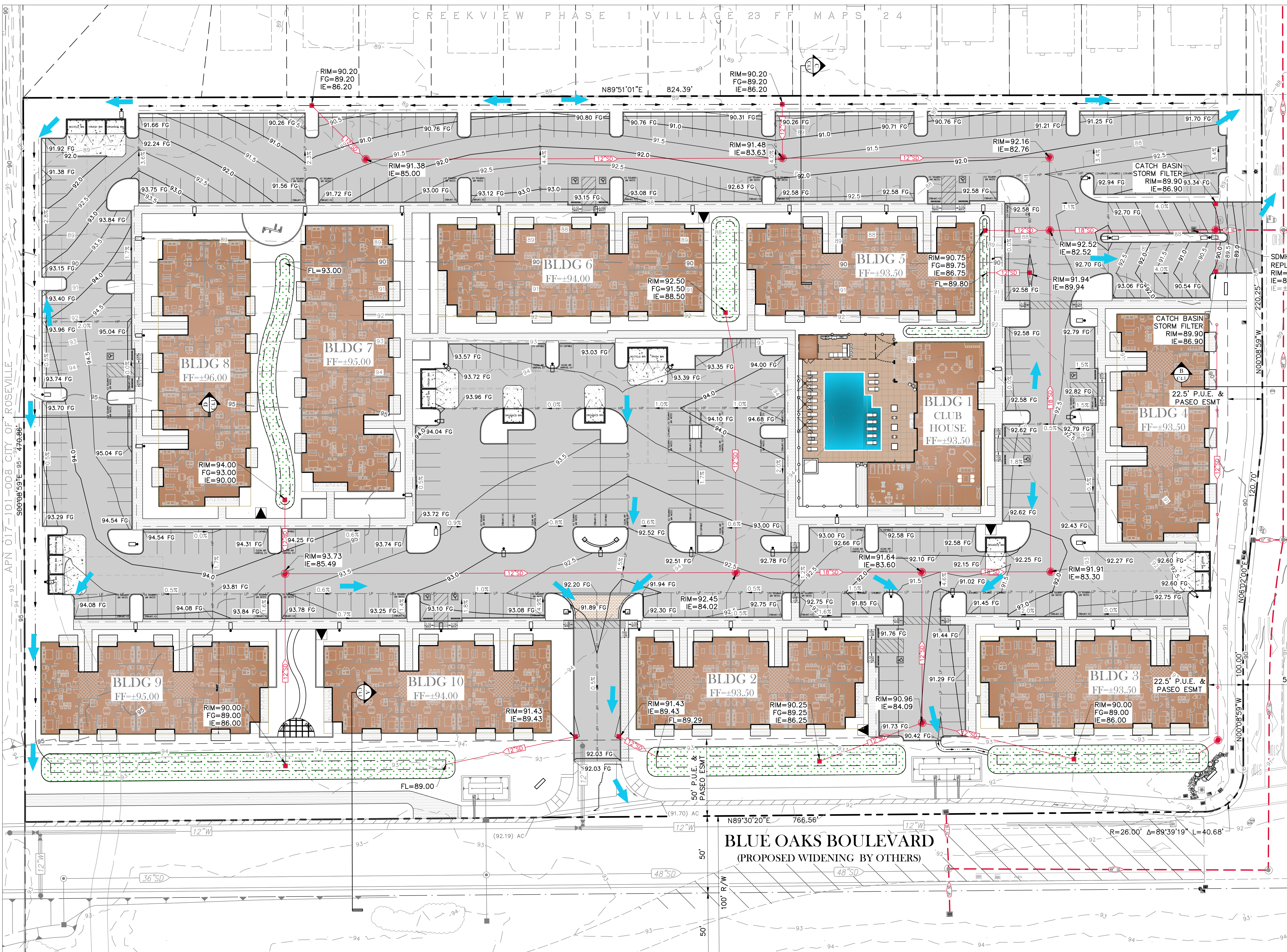


8 WALL ACCENT

NEW POINT - SAXONY 900 SERIES
CHARCOAL BLEND
OR APPROVED EQUAL



9 ROOF



UTILITY LEGEND		
DESCRIPTION	PROPOSED	EXISTING
STORM DRAIN		
STORM DRAIN MANHOLE		
DROP INLET		
OVERLAND RELEASE ARROW		

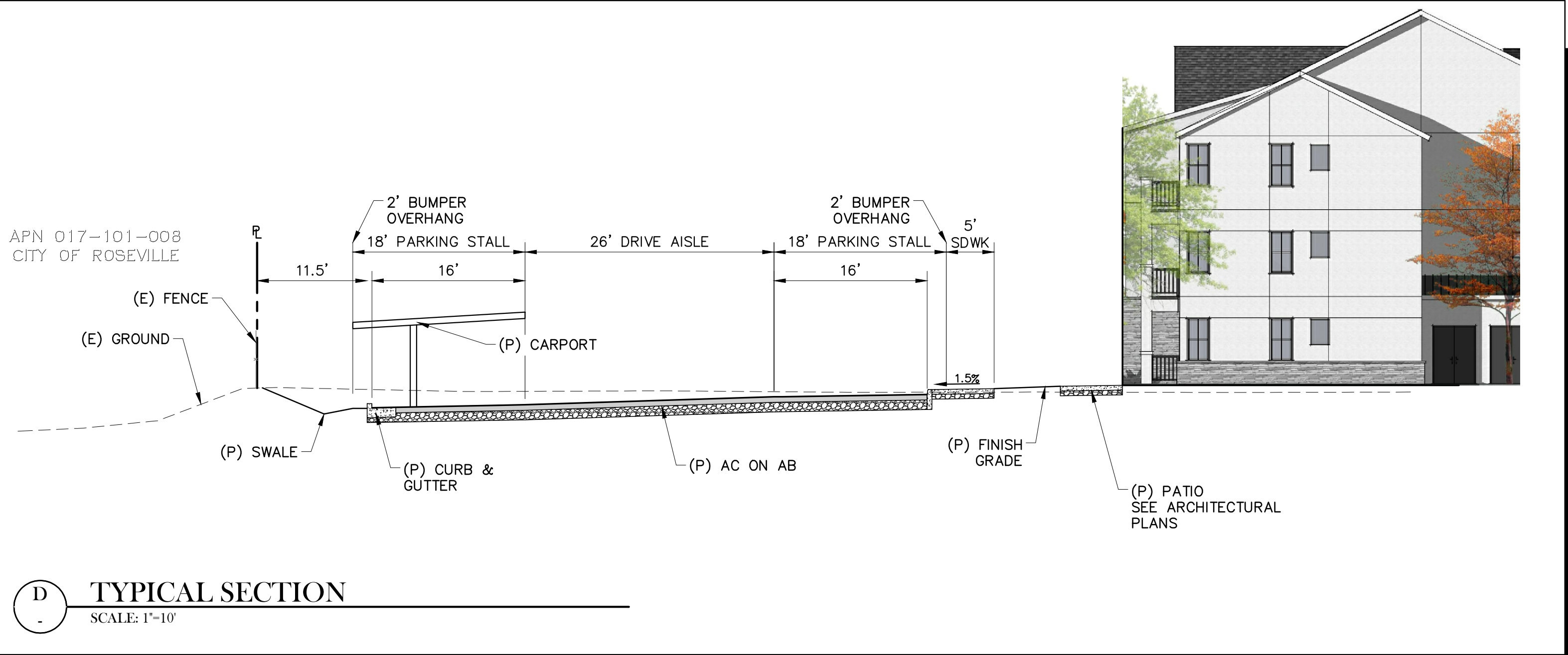
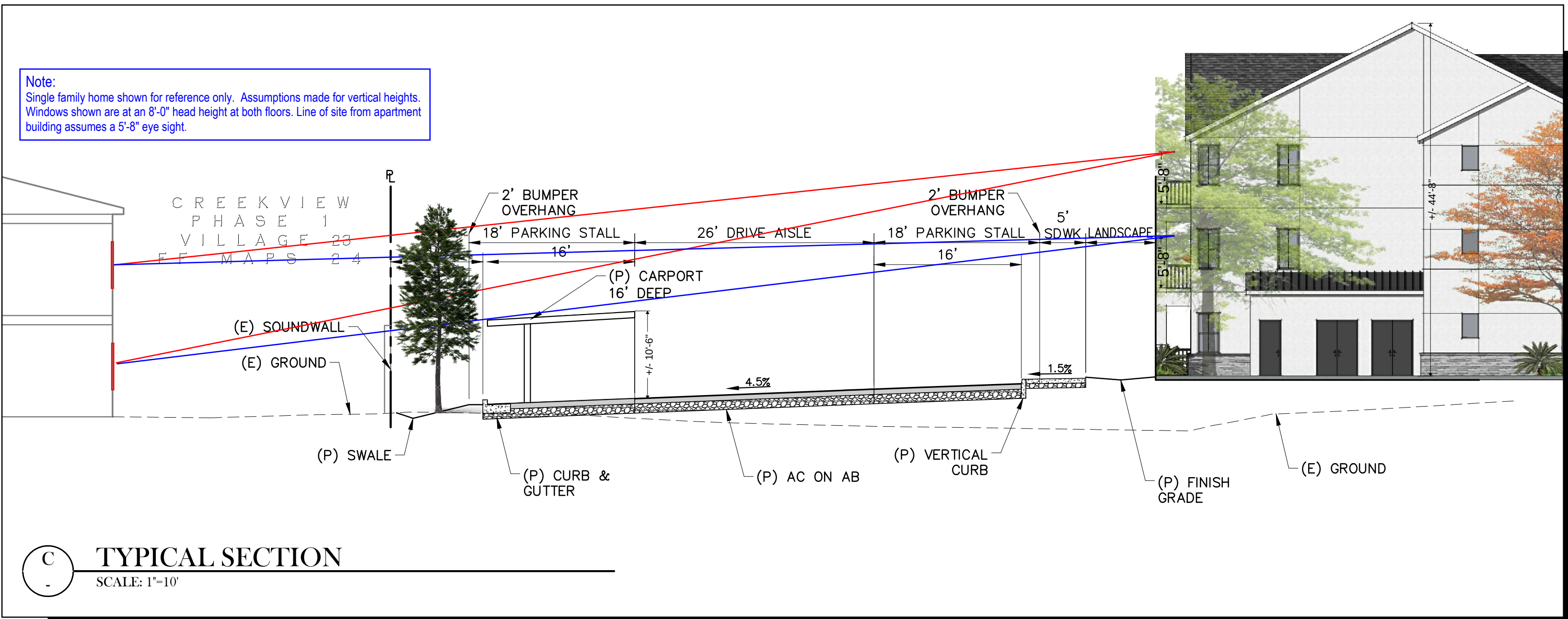
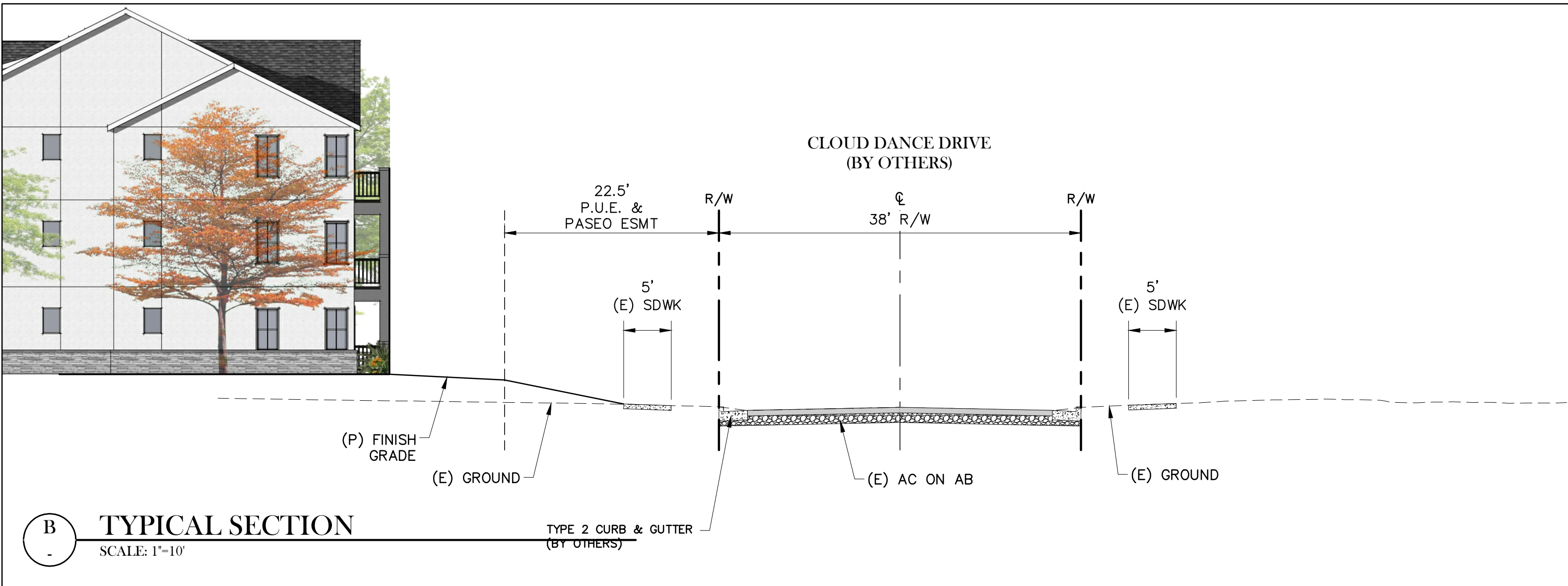
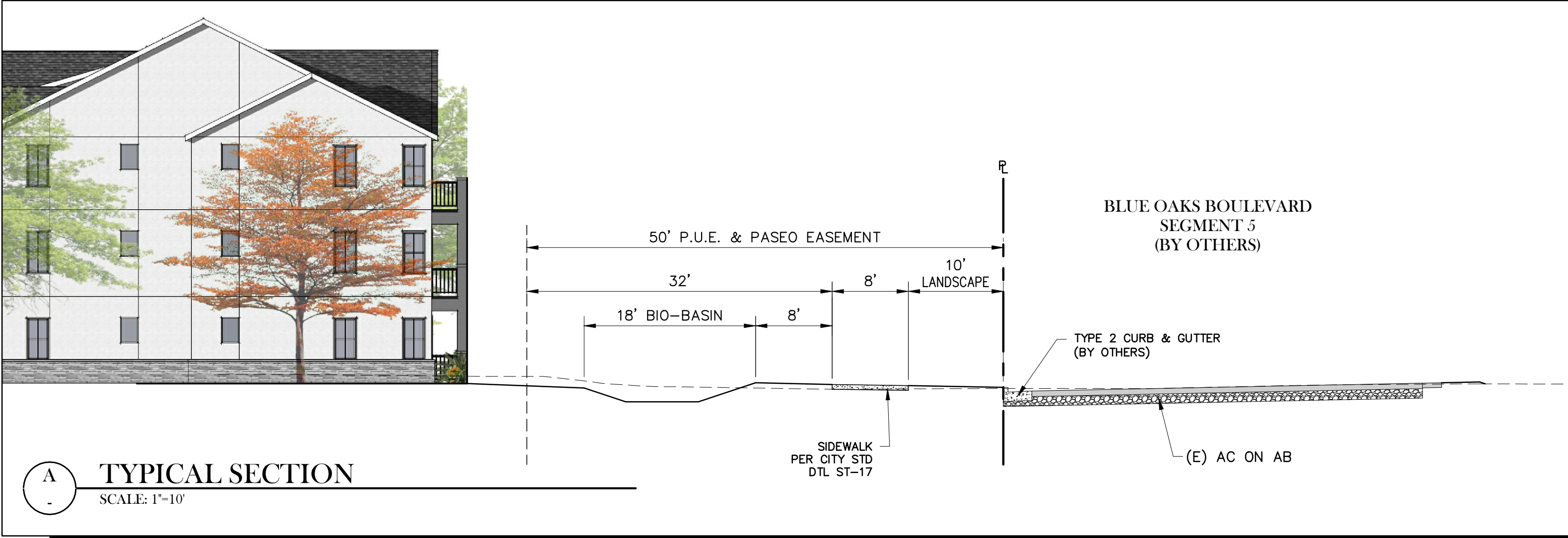
EARTHWORK CALCULATIONS:
(FOLLOWING NUMBERS ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTH WORK QUANTITIES)
CUT: ±11,000 CU.YD.
FILL: ±13,300 CU.YD.
NET: ±2,300 (IMPORT)
PRIOR TO SITE CONSTRUCTION; CONTRACTOR SHALL PROVIDE CITY INSPECTOR THE LOCATION OF THE IMPORT (OR EXPORT) SITE AND THE ASSOCIATED GRADING PERMIT FOR THE CORRESPONDING SITE.

- GENERAL NOTES**
1. TOPOGRAPHIC INFORMATION SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 2. TOPOGRAPHIC FIELD SURVEY PREPARED BY TSD ENGINEERING, INC. DATE OF FIELD SURVEY: FEBRUARY 17, 2022.
 3. TOPOGRAPHIC AERIAL SURVEY PREPARED BY AEROTAS. DATE OF AERIAL SURVEY: FEBRUARY 03, 2022.

CITY OF ROSEVILLE
BENCHMARK NO 129: **96.120 FEET**
3-1/4" BRASS DISK STAMPED 2018 PLS 8278, LOCATED ON THE NORTHEAST ANGLE POINT OF THE CON/SPAN ON THE EAST SIDE OF WESTBROOK BLVD. BEING APPROX. 2000 FEET NORTH OF THE INTERSECTION WITH PLEASANT GROVE BLVD. ELEVATION = 96.120 (NAVD88)

WINDING CREEK APARTMENTS - ROSEVILLE PRELIMINARY GRADING PLAN C 4 . 0

P:\Projects\500-002\02 DWG\B- Planning\FG\C4.0 Preliminary Grading Plan.dwg, Date: 14:15:06, 07-14-22



WINDING CREEK APARTMENTS - ROSEVILLE

PRELIMINARY GRADING SECTIONS C 4 . I

3338 Blue Oaks Blvd at Cloud Dance Dr, Roseville, California

Proposed By: **Anthem United**

Anthem United
3001 Douglas Blvd
Roseville, CA 95661

JULY 14, 2022
FINAL DRP SUBMITTAL

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

DC EXHIBIT G

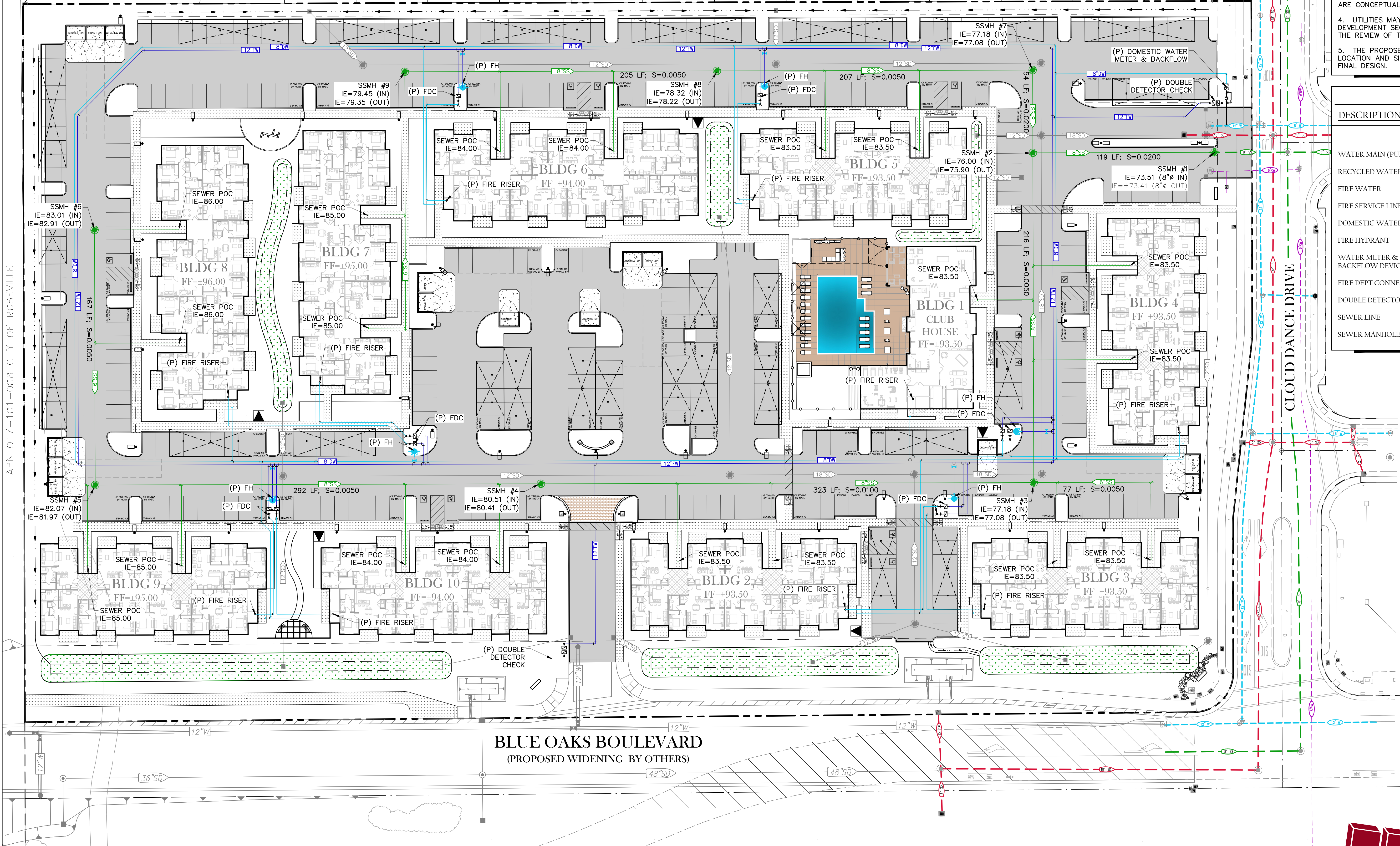
UTILITY NOTES

1. THE SITE LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
3. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
4. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
5. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WATER MAIN (PUBLIC)		12" W
RECYCLED WATER (PUBLIC)		6" W
FIRE WATER	12" FW	
FIRE SERVICE LINE	6" FS	
DOMESTIC WATER SERVICE	2" W	
FIRE HYDRANT		
WATER METER & BACKFLOW DEVICE		
FIRE DEPT CONNECTION		
DOUBLE DETECTOR CHECK		
SEWER LINE	6" SS	6" SS
SEWER MANHOLE		

APN 017-101-008 CITY OF ROSEVILLE



BLUE OAKS BOULEVARD
(PROPOSED WIDENING BY OTHERS)

CLOUD DANCE DRIVE

WINDING CREEK APARTMENTS - ROSEVILLE PRELIMINARY UTILITY PLAN C 3.0

3338 Blue Oaks Blvd at Cloud Dance Dr, Roseville, California

Proposed By: **Anthem United**

\$ Q W K H P 8 Q L W H G
3001 Douglas Blvd
Roseville, CA 95661

JULY 14, 2022
FINAL DRP SUBMITTAL

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

P:\Projects\500-002\02 DWG\G- Planning\FRG\3.0 Preliminary Utility Plan.dwg, Date: 14:11:59, 07-14-22



LANDSCAPE DESIGN STATEMENT

TREES WILL PROVIDE A FORMAL STRUCTURE TO THE COMMUNITY. EXISTING STREET TREES AND ACCENT TREES SHALL BE MATCHED WHERE POSSIBLE. AT THE STREET FRONTAGE AND WITHIN THE SITE, A HIERARCHY OF PLANTING WILL PROVIDE FORM AND CONTEXT TO THE BUILDING AND OTHER SITE ELEMENTS. VISUALLY ORGANIZE THE SITE, AND SCREEN UNDESIRABLE VIEWS (PARKED CARS, ETC.). ENTRIES ARE MARKED BY GROUPS OF ACCENT PLANTS.

PRELIMINARY PLANTING PALETTE INCLUDES LIKELY SPECIES, WITH FINAL SELECTIONS TO BE DETERMINED AS CONSTRUCTION DOCUMENTS ARE DEVELOPED. NOT ALL SPECIES MAY BE USED. PLANTING DESIGN WILL USE DRIFTS AND MASSING OF SAME SPECIES, WHILE PROVIDING DIVERSITY TO THE OVERALL SITE.

IRRIGATION DESIGN STATEMENT

THIS SYSTEM USES RECYCLED WATER AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 17 AND 22. LOCAL REQUIREMENTS, AND ALL OTHER APPLICABLE CODES AND ORDINANCES. ALL EQUIPMENT SHALL BE PERMANENTLY MARKED FOR USE WITH RECYCLED WATER.

IRRIGATION SYSTEM WILL CONFORM TO THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE. IRRIGATION SYSTEM TO INCLUDE A SEPARATE IRRIGATION CONNECTION AND WATER METER. CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. A EVAOTRANSPIRATION/WEATHER SENSOR, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS.
- OVERHEAD IRRIGATION FOR SHRUB AND GROUND COVER AREAS GREATER THAN 10' WIDE, SET BACK 2' FROM HARDSCAPE.
- INLINE DRIP IRRIGATION FOR SHRUB AND GROUND COVER AREAS LESS THAN 10' IN WIDTH, DRIP OR MICRO-SPRAY TO NATURALIZED SHRUBS AND TREES IN NATIVE AND BUFFER AREAS WITH POLYETHYLENE SUPPLY LINE.

PRELIMINARY PLAN KEYNOTES

- | | | |
|---|---|---|
| 1 PRIMARY PROJECT SIGN WITH BOULDERS AND COBBLE TO FOLLOW COMMUNITY DESIGN GUIDELINES. PLANTING TO MATCH EXISTING LANDSCAPE ACROSS CLOUD DANCE DRIVE. | 8 SYNTHETIC TURF | 15 PROPERTY LINE, TYP. |
| 2 SECONDARY PROJECT SIGN LOCATED AT PROJECT ENTRY. | 9 COMMUNITY POOL WITH LAP SWIMMING AND COBO SHELF | 16 EXISTING EASEMENT ALONG CLOUD DANCE DRIVE |
| 3 EXISTING CITY SIDEWALK | 10 COVERED OUTDOOR KITCHEN AND DINING SPACE WITH OVERHEAD LIGHTING | 17 ENHANCED PAVING AT BLUE OAKS ENTRY |
| 4 STREET TREE, SPACED 30' ON CENTER (MAX.), SPECIES TO MATCH EXISTING LANDSCAPE AND FOLLOW STREET TREE LIST | 11 COVERED POOL EQUIPMENT ENCLOSURE | 18 ENTRY MONUMENTS AND WALL AT BLUE OAKS ENTRY. |
| 5 PLANTED ONSITE SWALES | 12 PROPOSED PLAY AREA WITH NON-TRADITIONAL EQUIPMENT AND SYNTHETIC TURF | 19 VERTICAL SCREEN TREE ALONG NORTHERN PROPERTY LINE. PLANTS WILL BE EVERGREEN TO PROVIDE SCREENING AND VISUAL BARRIER. |
| 6 CITY SIDEWALK, 8' WIDE TYP. | 13 EXISTING CMU SOUNDWALL AT PROPERTY BOUNDARY BETWEEN PROJECT AND MEDIUM DENSITY RESIDENTIAL | |
| 7 OVERHEAD CANOPIES AT PARKING STALLS, REFER TO CIVIL DRAWINGS, TYP. | 14 METAL VIEW FENCE AT PROPERTY BOUNDARY WITH OPEN SPACE | |

SEE SHEET L1.2 FOR
PRELIM. PLANT LEGEND

WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA

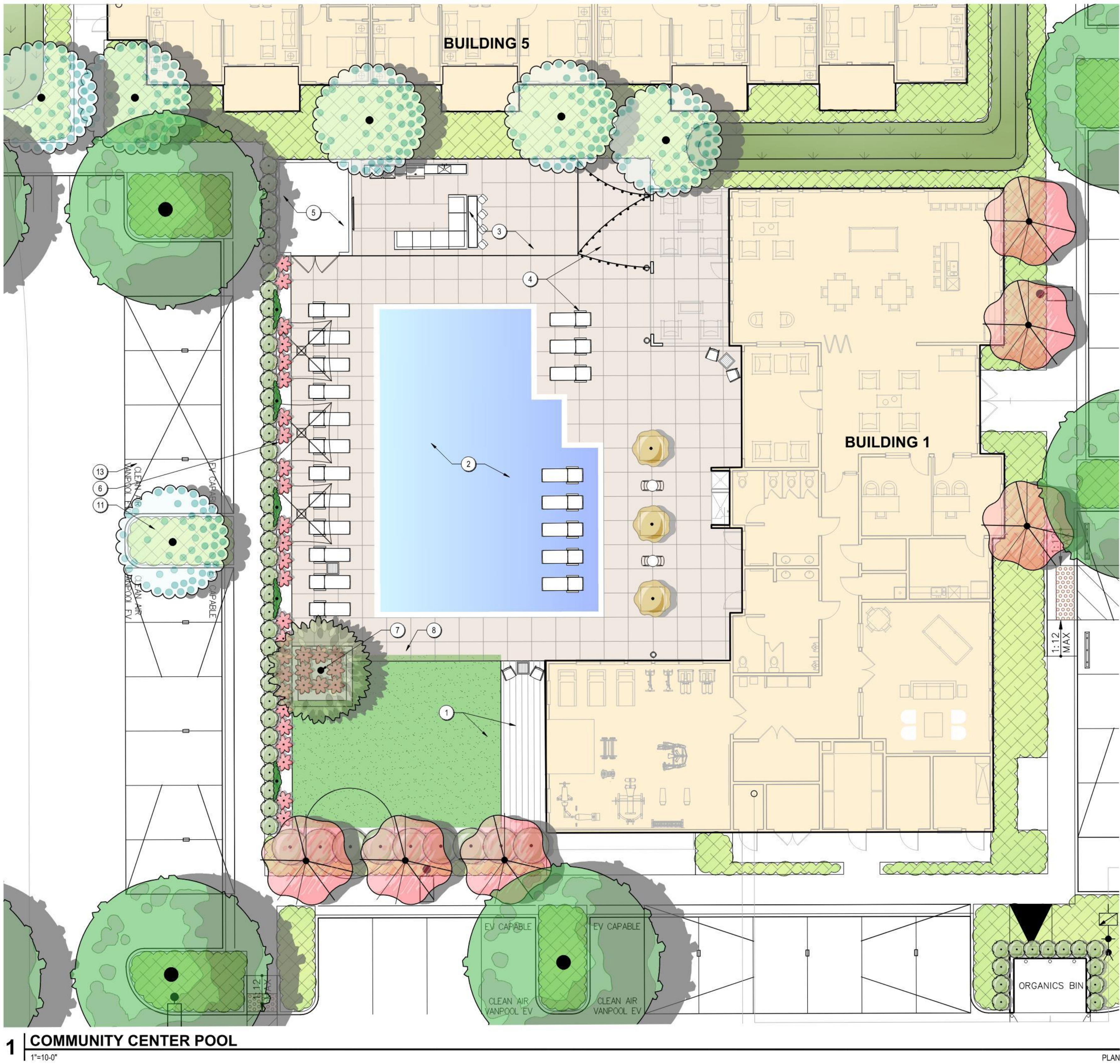
Anthem
United
Roseville, Ca.

Roach &
Campbell
111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLX5044

DC EXHIBIT H

PRELIMINARY PLANT LEGEND

PLANT TYPE	PLANT SPECIES	QUANTITY	PLANT TYPE	PLANT SPECIES	QUANTITY
SHADE TREES	LARGE CANOPY TREES		BIO-RETENTION PLANTING	SHRUBS TO COMPLIMENT AND PROVIDE SCALE TO THE ARCHITECTURE WHILE MAINTAINING A CONSISTENT LOOK AND EASY VISIBILITY.	
	FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW-LEAVED ASH	24" BOX		PLUGGED PLANTING OF HYDROPHYLIC SEDGES AND RUSHES AT REGULAR SPACING, INCLUDING CAREX AND JUNCUS SP.	1 GAL.
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	24" BOX		TURF SOD BIOFILTRATION / DROUGHT TOLERANT FESCUE BLEND	1 GAL.
	PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE	24" BOX			
ACCENT TREES	ULMUS X 'FRONTIER' / FRONTIER ELM	15 GAL.	ONSITE PLANTING	DIETES VEGETA / AFRICAN IRIS	1 GAL.
	ULMUS X 'ACCOLADE' / ACCOLADE ELM	24" BOX		ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	1 GAL.
				LOMANDRA LONGIFOLIA 'LOMLON' / LIME TURF DWARF MAT RUSH	1 GAL.
				LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / FIRE DANCE FRINGE FLOWER	1 GAL.
STREET TREE	PRIMARY AND SECONDARY STREET TREES IN COMPLIANCE WITH THE CREEKVIEW DESIGN GUIDELINES. SPACED 30' ON CENTER, 15-GALLON SIZE MIN.		STREETSCAPE SHRUBS AND GROUND COVER	MEDIUM TO LOW SHRUBS, WITH GROUND COVERS (SEE BELOW) IN LARGER AREAS THAT MATCH EXISTING STREET PLANTINGS.	
	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE	15 GAL.		CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH	1 GAL.
	FRAXINUS PENNSYLVANICA 'PATMORE' / PATMORE GREEN ASH	15 GAL.		CISTIS PULVERULENTUS 'SUNSET' / ROCKROSE	1 GAL.
	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	15 GAL.		COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER	1 GAL.
COLUMNAR TREES	LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE	15 GAL.	ACCENT/ENTRY PLANTING	THEMED PLANTING. EVERGREEN AND FLOWERING SHRUBS AND GROUND COVERS WITH INCREASED DENSITY AT FOCAL AREAS.	
	MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA	15 GAL.		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.
	VITEA AGNUS-CASTUS / CHASTE TREE	15 GAL.		COLEONEMA PULCHRUM / PINK BREATH OF HEAVEN	1 GAL.
				HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY	1 GAL.
SPECIMEN TREE	MULTI-TRUNK SPECIMEN TREE TO PROVIDE VISUAL INTEREST		GROUND COVER	SPREADING EVERGREEN PLANTS, MEDIUM AND LOW WATER USE. PRIMARILY SELECTED FOR HARDINESS. SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING.	
				COPROSMA KIRKII / CREEPING MYRTLE PLANT	1 GAL.
				FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE	1 GAL.
				JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER	1 GAL.
VERTICAL ACCENT	EVERGREEN OR FLOWERING ACCENT PLANTS TO PROVIDE SCREENING AND VISUAL INTEREST. PLANTS SELECTED FROM PLANTS LISTED IN THE LEGEND		TURF	TURF	SOD
				TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE.	
FOUNDATION SHRUBS	LARGE, EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING.		VINES	MIX OF EVERGREEN AND DECIDUOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES	
	ARBUSUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE	5 GAL.		FICUS PUMILA / CREEPING FIG	5 GAL.
	COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER	5 GAL.		PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY	5 GAL.
	DODONAEA VISCOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH	5 GAL.			
MID-GROUND SHRUBS	LAURUS NOBILIS 'SARATOGA' / SWEET BAY	5 GAL.			
	LIQUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	5 GAL.			
	OSMANTHUS FRAGRANS / SWEET OLIVE	5 GAL.			
	PHOTINIA X FRASERI / PHOTINIA	5 GAL.			
ACCENT SHRUB	EVERGREEN OR FLOWERING ACCENT PLANTS TO PROVIDE VISUAL INTEREST. PLANTS SELECTED FROM PLANTS LISTED IN THE LEGEND				



PRELIMINARY PLAN KEYNOTES

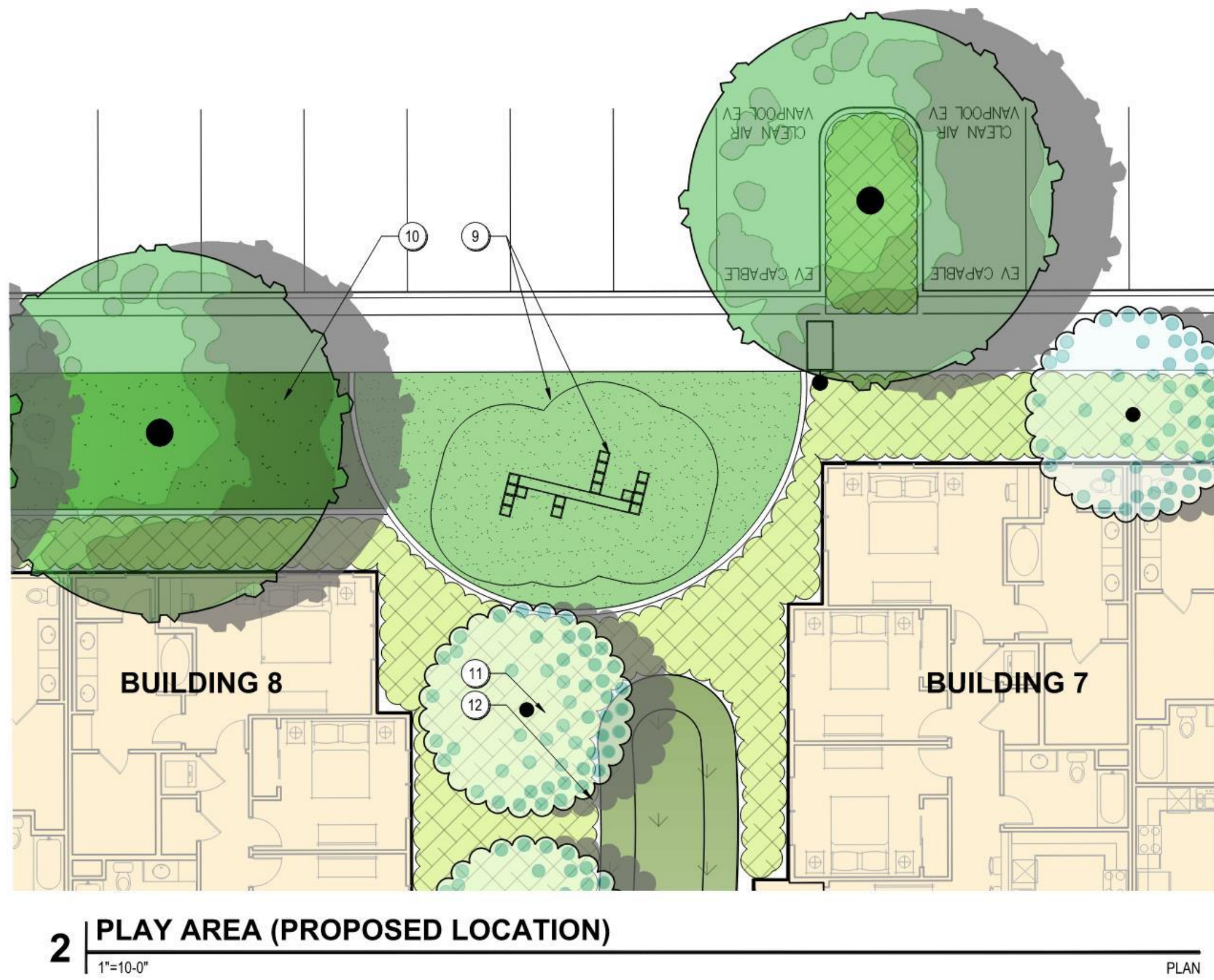
- | | |
|---|--|
| 1 SYNTHETIC TURF AND GROUND LEVEL DECK OUTSIDE OF FITNESS CENTER | 7 RAISED PLANTER WITH SPECIMEN TREE |
| 2 COMMUNITY POOL WITH LAP SWIMMING AND COBO SHELF | 8 CONCRETE POOL DECK, TYP. |
| 3 COVERED OUTDOOR KITCHEN AND DINING SPACE WITH OVERHEAD LIGHTING | 9 PROPOSED PLAY AREA WITH NON-TRADITIONAL EQUIPMENT AND SYNTHETIC TURF |
| 4 SITE FURNISHINGS INCLUDING, LOUNGE CHAIRS, TABLES AND CHAIRS, FIRE PIT, AND UMBRELLAS | 10 NATURAL TURF AREA |
| 5 COVERED POOL EQUIPMENT ENCLOSURE | 11 SHRUB PLANTING AREA |
| 6 SCREEN PLANTING AT FENCE LINE BETWEEN POOL AREA AND SURROUNDING SITE. | 12 PLANTED ONSITE SWALES |
| | 13 OVERHEAD CANOPIES AT PARKING STALLS, REFER TO CIVIL DRAWINGS, TYP. |



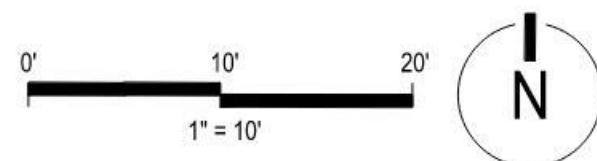
PROPOSED PLAY EQUIPMENT

1"=10'-0"

PLAN



SEE SHEET L1.2 FOR
PRELIM. PLANT LEGEND



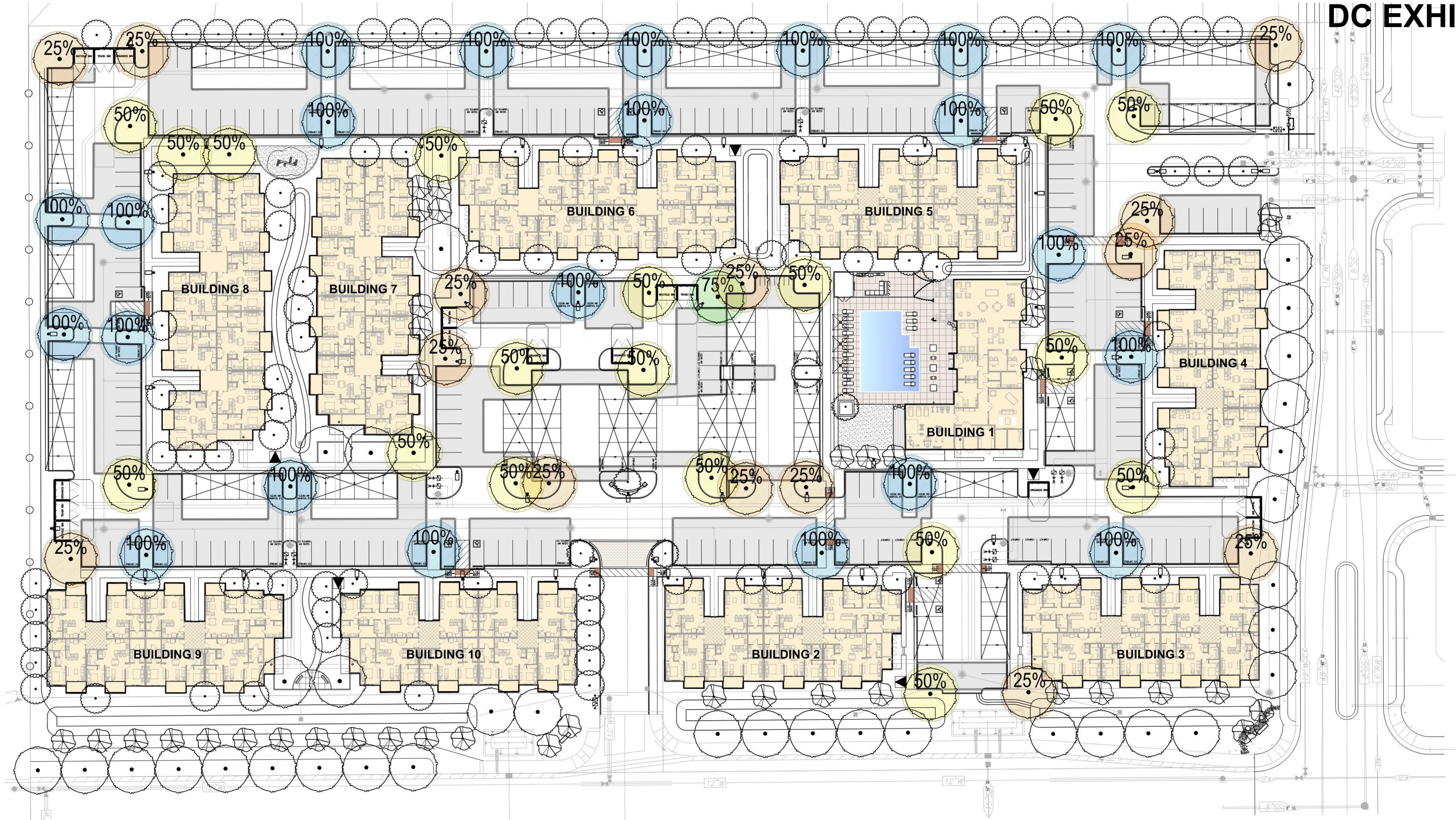
**Anthem
United**
Roseville, Ca.



111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRJ-A-5044

WINDING CREEK APARTMENTS
3338 Blue Oaks Avenue - Roseville, CA

L1.3
BSB
DESIGN
BSBDESIGN.COM



SHADING LEGEND (PER CITY OF ROSEVILLE DESIGN GUIDELINES)

- 25%** 25% SHADE VALUE, TYPICALLY IN CORNERS OR AT NORTH EDGE
- 50%** 50% SHADE VALUE, TYP. AT EAST, WEST, AND SOUTH EDGES
- 100%** 100% SHADE VALUE, TYPICALLY AT INTERNAL ISLANDS
- BOUNDARY OF PAVED AREA TO BE SHADED: INCLUDES PARKING STALLS AND BACKUP AREAS; EXCLUDES DRIVEWAYS AND LOADING AREAS

Parking Lot Shade Calculations
Winding Creek Apartments - Roseville

Project: 22012
Date: 4/29/2022

Qty. 35' Diameter Trees
sub total of shade at 962 sf for 100% canopy
Qty. 30' Diameter Trees
sub total of shade at 706 sf for 100% canopy
Qty. 25' Diameter Trees
sub total of shade at 491sf for 100% canopy
Qty. 20' Diameter Trees
sub total of shade at 314sf for 100% canopy

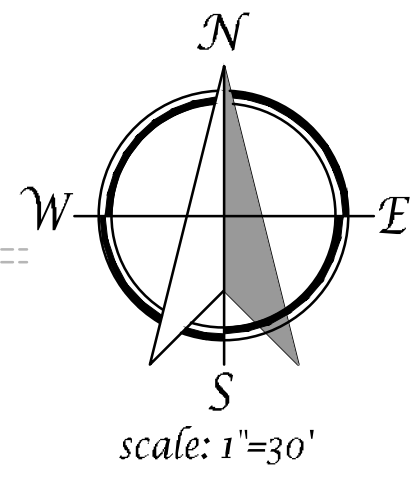
25%	50%	75%	100%	Total
14	18	1	22	33,904
3360	8658	722	21164	
0	0	0	0	-
0	0	0	0	-
0	0	0	0	-
0	0	0	0	-
Total Shade Provided				33,904
Total Parking Area				66,400
Percent Shaded				51%

DC EXHIBIT I



BLUE OAKS BOULEVARD

CLOUD DANCE DRIVE



E1.0 SITE PLAN - LIGHTING

WINDING CREEK APARTMENTS - ROSEVILLE

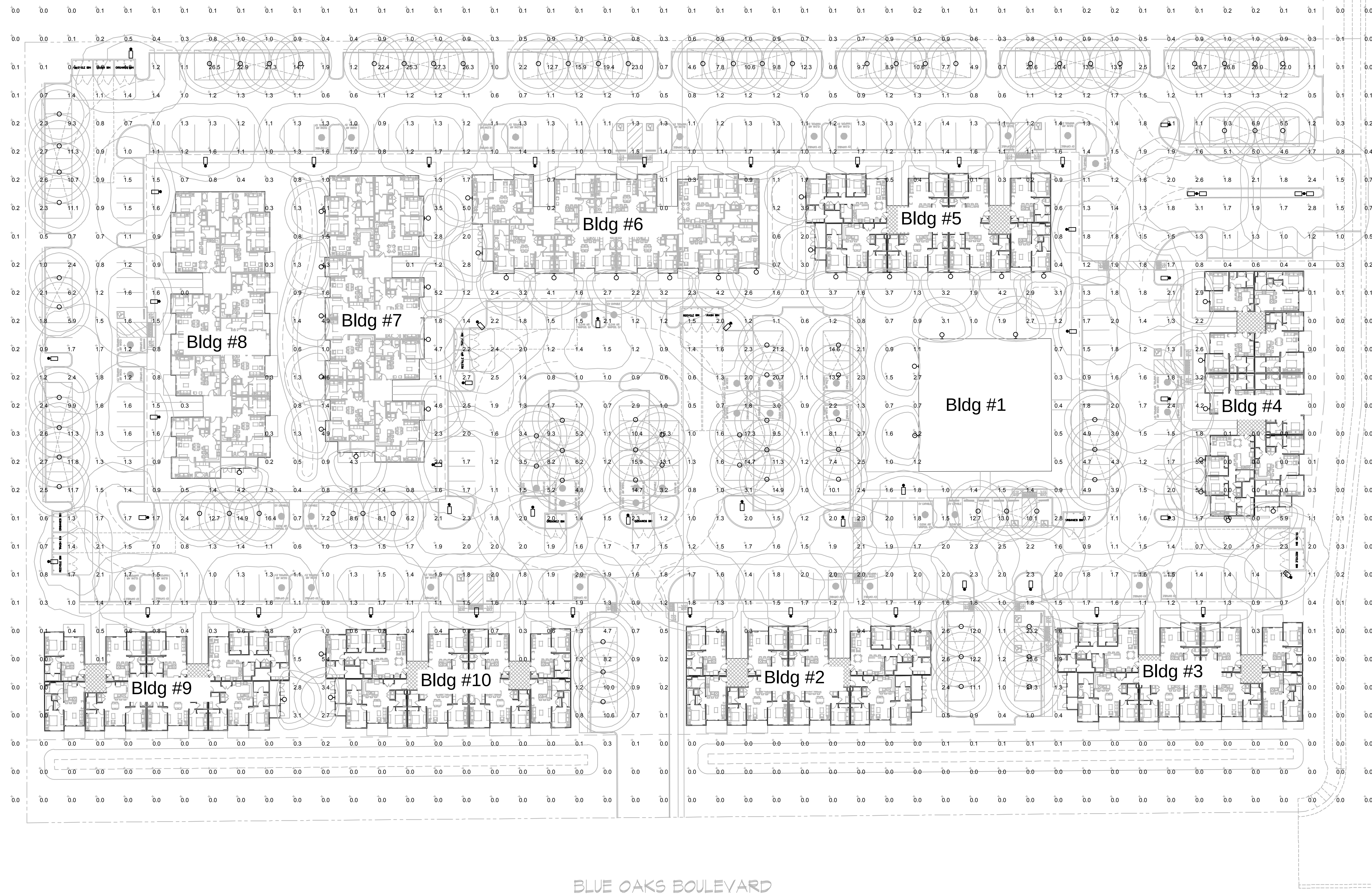
3338 Blue Oaks Blvd, Roseville, California

Proposed By: **Anthem United**
Anthem United
3001 Douglas Blvd
Roseville, CA 95661

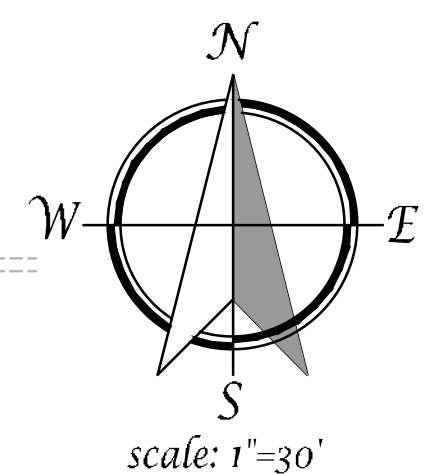
FEBRUARY 8, 2022
COORDINATION SUBMITTAL

CAPITOL CITY DESIGN, INC.
Electrical Engineering Consultants
1751 Cebrarian Street
West Sacramento, CA 95691
916.375.0135 www.capcitydesign.com

DC EXHIBIT I



CLOUD DANCE DRIVE



E1.1 SITE PLAN - PHOTOMETRIC

WINDING CREEK APARTMENTS - ROSEVILLE

3338 Blue Oaks Blvd, Roseville, California

Proposed By: **Anthem United** 

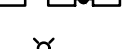
Anthem United
3001 Douglas Blvd
Roseville, CA 95661

FEBRUARY 8, 2022
COORDINATION SUBMITTAL



**CAPITOL CITY
DESIGN, INC.**
Electrical Engineering Consultants

1751 Cebrion Street
West Sacramento CA 95691
916.375.0135 www.capcitydesign.com

LIGHTING FIXTURE SCHEDULE							SYMBOLS LIST	
TYPE	DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMPS	VA	MOUNTING	REMARKS	SYMBOL	DESCRIPTION
W	LED WALL PACK	LITHONIA WDGE2 LED P3 40K 90CRI VF MVOLT SRM PIR1FC3V DDBXD (E10WH FOR EMERGENCY)	LED 4000K	23	WALL MOUNTED +12" -0"	PROVIDE WITH MOTION AND AUTO DIM	     	LIGHTING FIXTURE, SURFACE OR PENDANT MOUNTED IN CEILING LIGHTING FIXTURE, RECESSED MOUNTED IN CEILING LIGHTING FIXTURE, SURFACE MOUNTED ON WALL LIGHTING FIXTURE, MOUNTED ON POLE WITH SINGLE/DOUBLE HEADS LIGHTING FIXTURE, MOUNTED ON POLE (POST-TOP HEAD) FIXTURE TAG - 'A' DENOTES FIXTURE TYPE, SEE LIGHTING FIXTURE SCHEDULE
S1	POLE MOUNTED FIXTURE SINGLE HEAD N/ HOUSE SIDE SHIELD	LITHONIA DSX0 LED P1 40K TFTM MVOLT SPA PIRH HS DDBXD	LED 4000K	30	POLE MOUNTED +10" -0"	PROVIDE WITH AUTO DIMMING TO 50% & MOTION CONTROL		
S2	POLE MOUNTED FIXTURE DOUBLE HEAD N/ HOUSE SIDE SHIELD	LITHONIA DSX0 LED P1 40K TFTM MVOLT SPA PIRH HS DDBXD	LED 4000K	76	POLE MOUNTED +10" -0"	PROVIDE WITH AUTO DIMMING TO 50% & MOTION CONTROL		
S3	CANOPY LIGHT	LITHONIA CNYLED P1 40K MVOLT DDB	LED 4000K	95	SURFACE	PROVIDE WITH AUTO DIMMING TO 50% & MOTION CONTROL		

ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR
C	CONDUIT
CL6	CEILING
(E)	EXISTING
EM	DENOTES EMERGENCY FIXTURE. PROVIDE WITH 90-MINUTE BATTERY BACK-UP BALLAST, SEE LIGHTING PLANS FOR LOCATIONS AND QUANTITIES.
GFCI	GROUND FAULT CIRCUIT INTERRUPT
I6	ISOLATED GROUND
MP4S	SEE MECHANICAL PLANS & SPECIFICATIONS
MT	EMPTY CONDUIT WITH NYLON PULL ROPE
(N)	NEN
NIES	NOT IN ELECTRICAL SECTION OF THESE PLANS & SPECIFICATIONS
NL	NIGHT LIGHT - FIXTURE TO BE UNSWITCHED
PFB	PROVISION FOR FUTURE BREAKER
PAL	PANELBOARD
(R)	RELOCATED
TTB	TELEPHONE TERMINAL BOARD
(TYP)	TYPICAL
UG	UNDERGROUND
UCN	UNLESS OTHERWISE NOTED
NP	WEATHERPROOF, RECEPTACLE COVERS SHALL BE "WEATHERPROOF WHILE IN USE". (CEC 406.9)

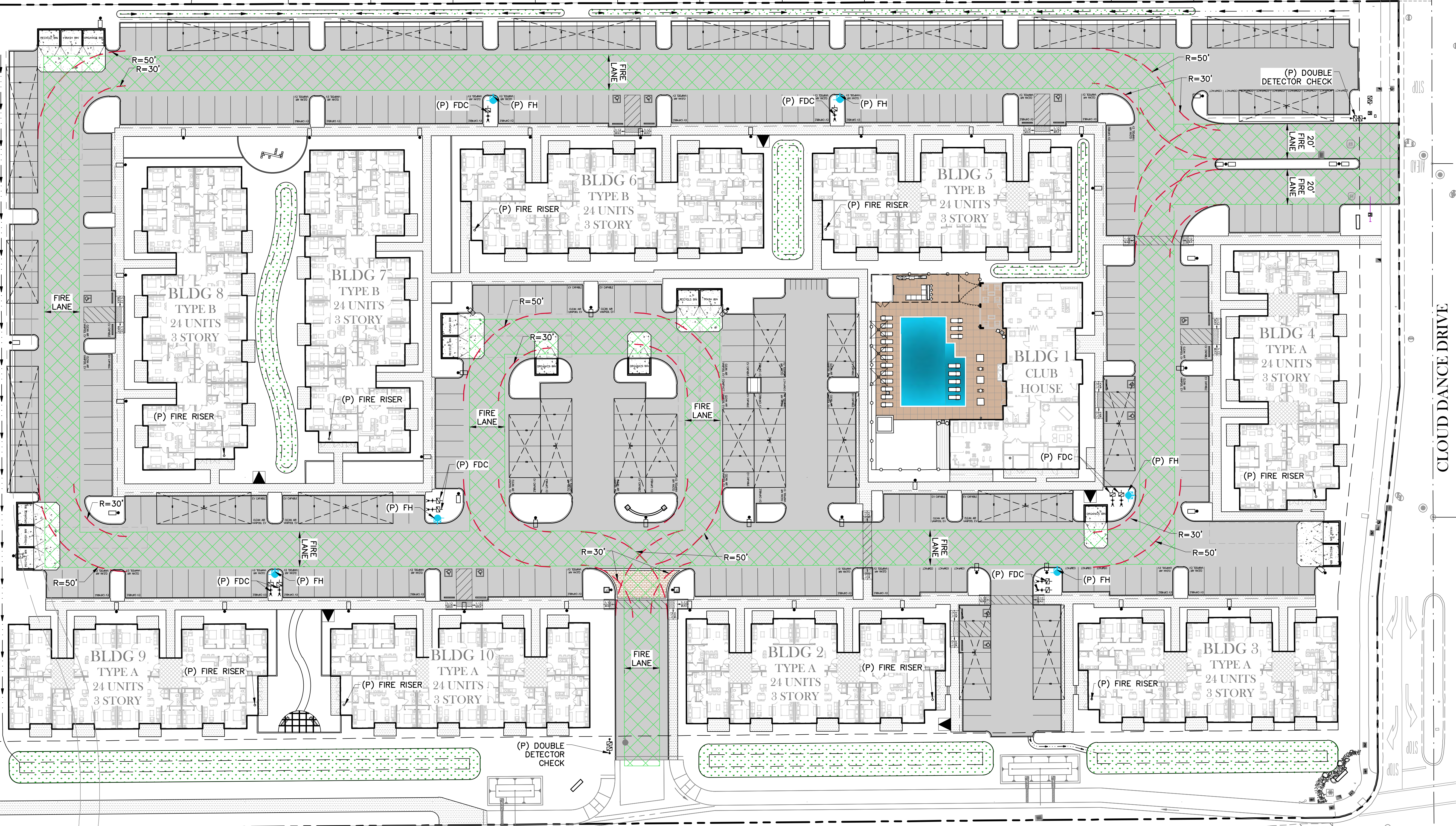


D-Series Size 0 LED Area Luminaire



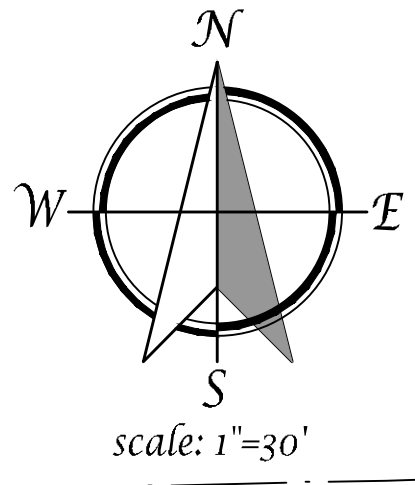
APN 017-101-008 CITY OF ROSEVILLE

LEGEND	
DESCRIPTION	PROPOSED
FIRE LANE	
FIRE TURN RADIUS	
FIRE HYDRANT (PRIVATE)	
DOUBLE CHECK DETECTOR (PUBLIC)	
FIRE DEPT CONNECTION (PRIVATE)	



BLUE OAKS BOULEVARD
(PROPOSED WIDENING BY OTHERS)

CLOUD DANCE DRIVE



WINDING CREEK APARTMENTS - ROSEVILLE

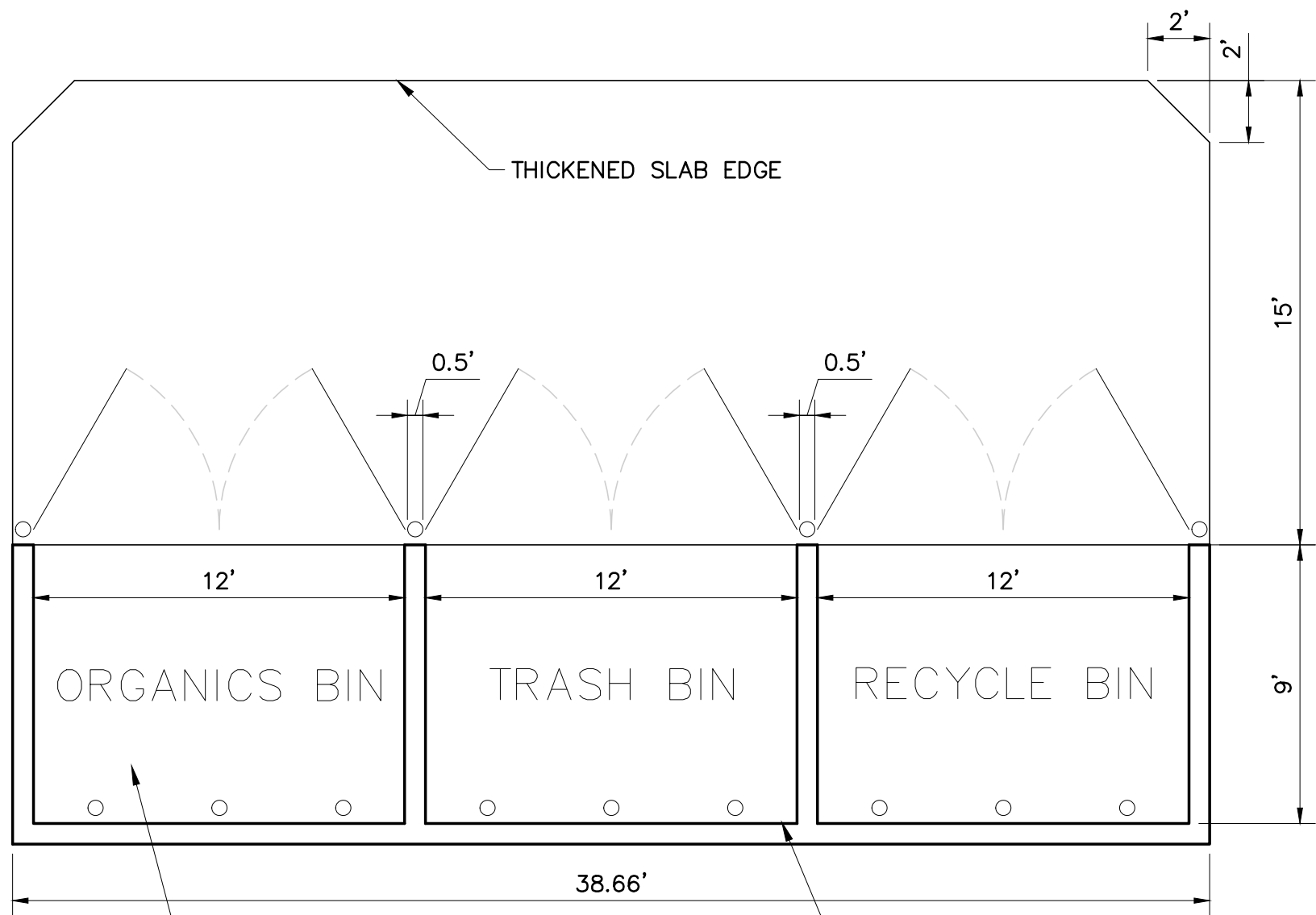
PRELIMINARY FIRE ACCESS PLAN C 3 . 1

3338 Blue Oaks Blvd at Cloud Dance Dr, Roseville, California

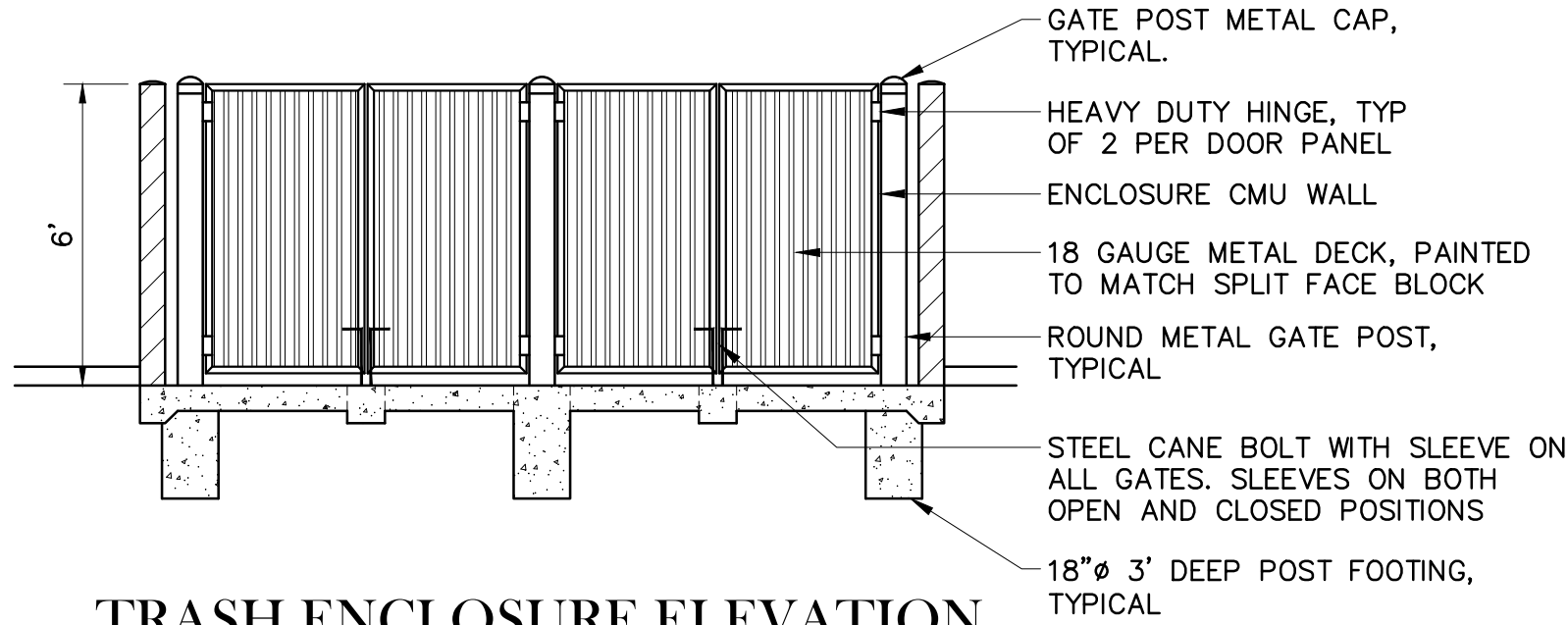
Proposed By: **Anthem United**
Anthem United
3001 Douglas Blvd
Roseville, CA 95661

JULY 14, 2022
FINAL DRP SUBMITTAL

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701



TYPICAL TRASH ENCLOSURE PLAN VIEW
NOT TO SCALE



TRASH ENCLOSURE ELEVATION
NOT TO SCALE

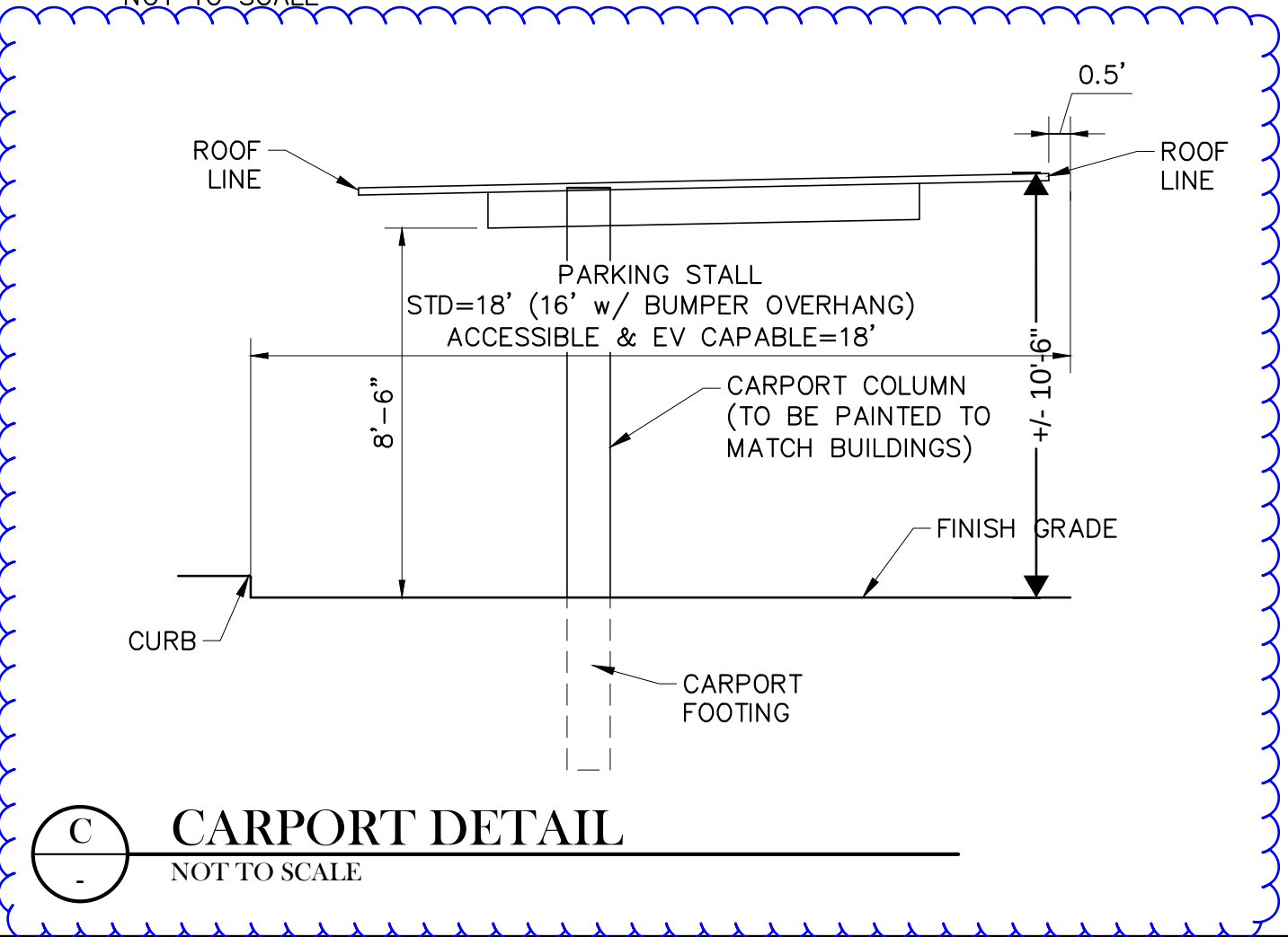
A TRASH ENCLOSURE DETAIL
NOT TO SCALE



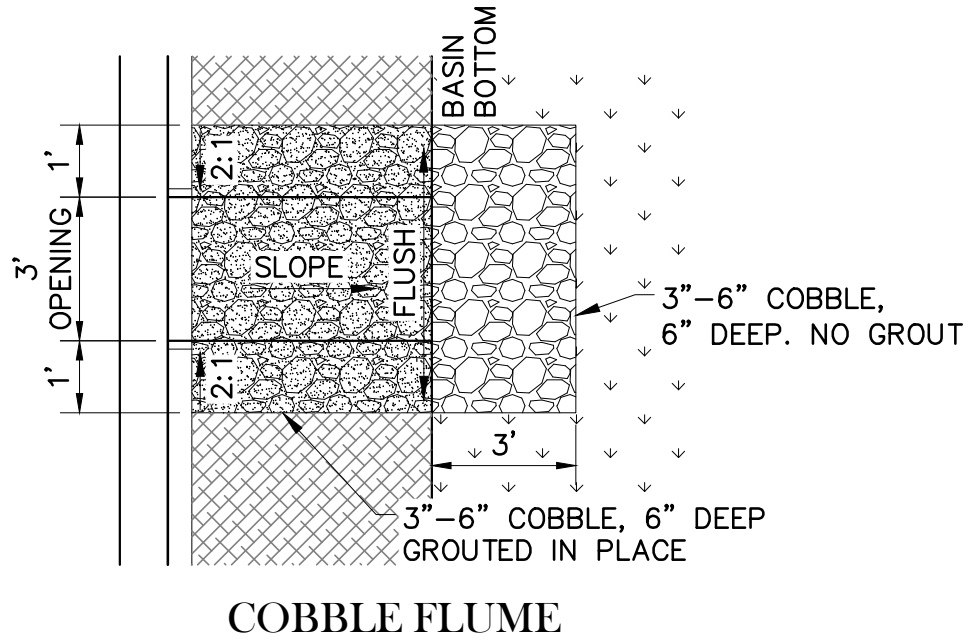
STANDARD CARPORT DETAIL
NOT TO SCALE



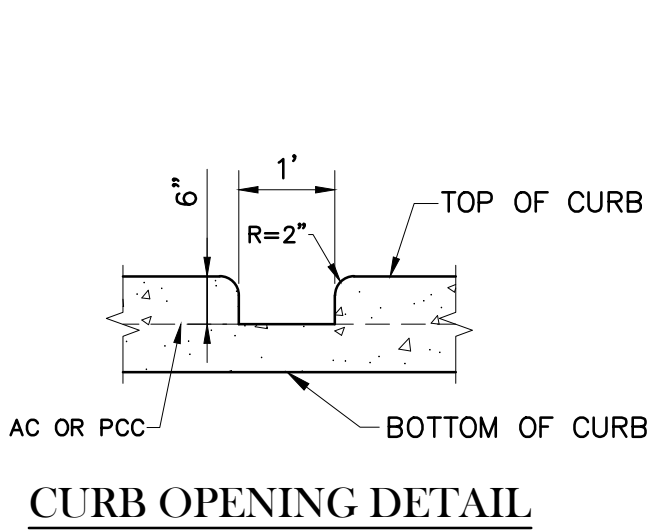
ENHANCED CARPORT DETAIL
NOT TO SCALE



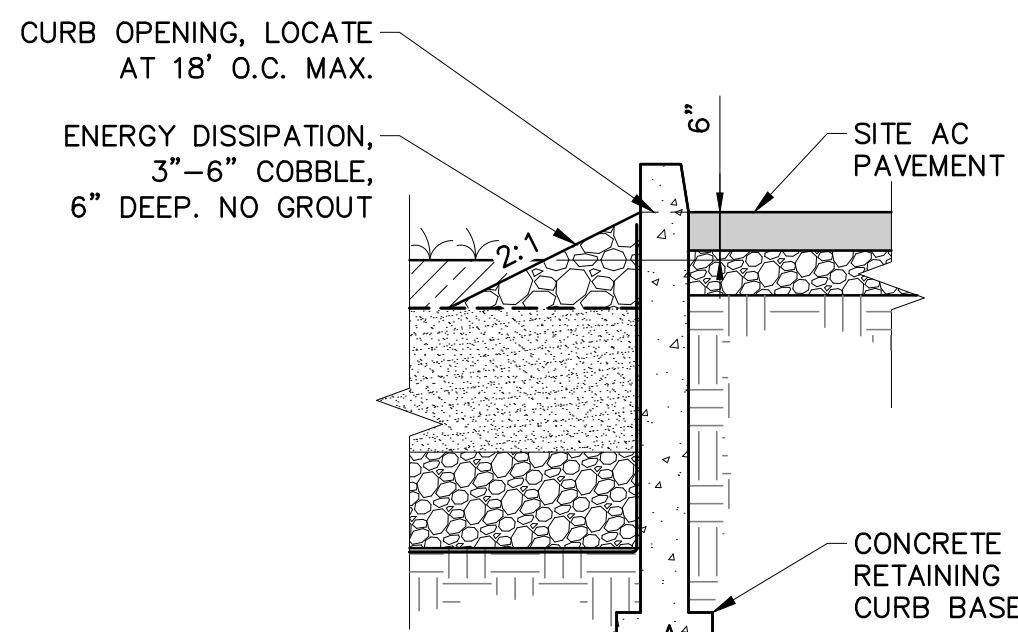
C CARPORT DETAIL
NOT TO SCALE



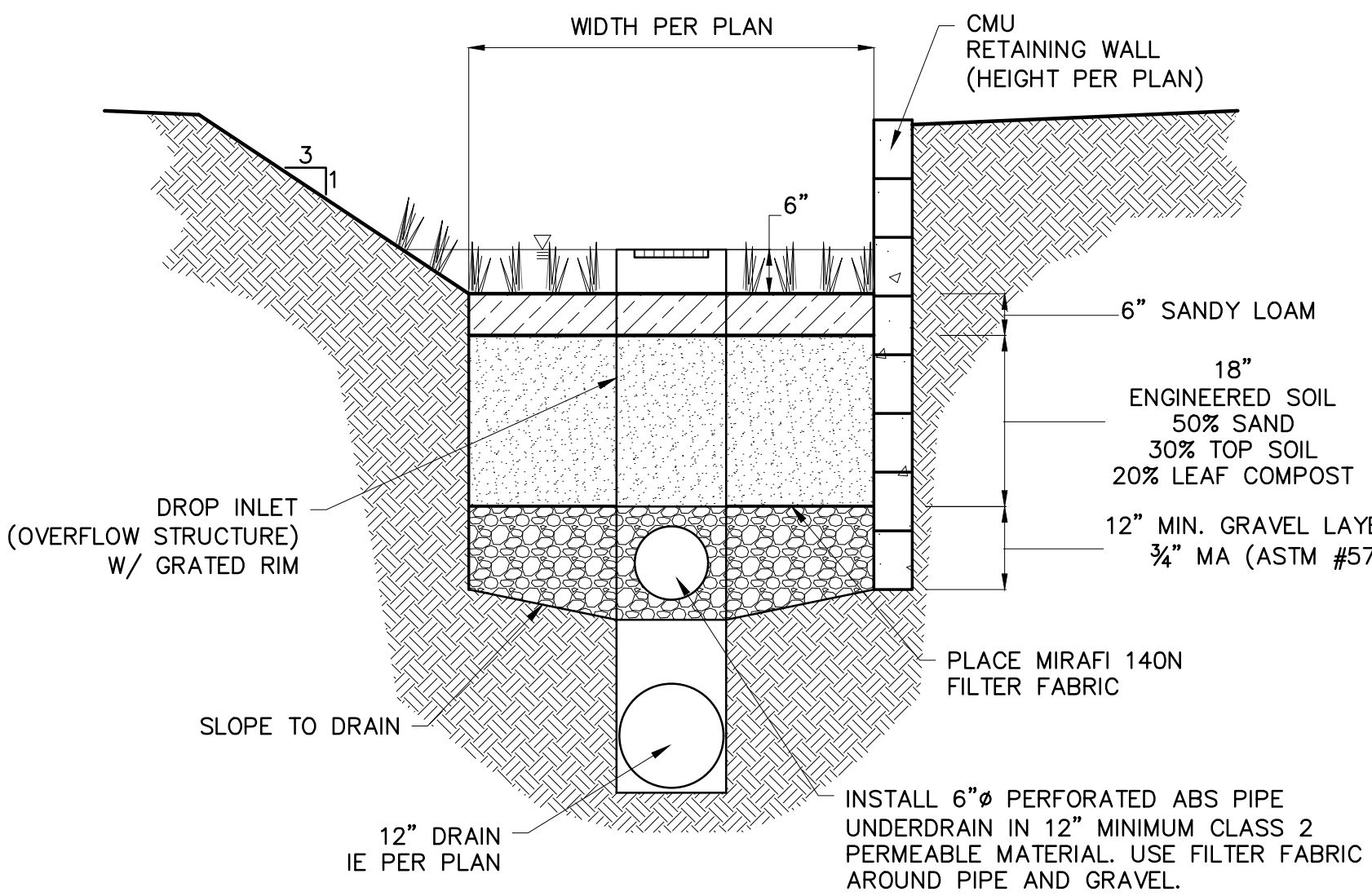
COBBLE FLUME



CURB OPENING DETAIL

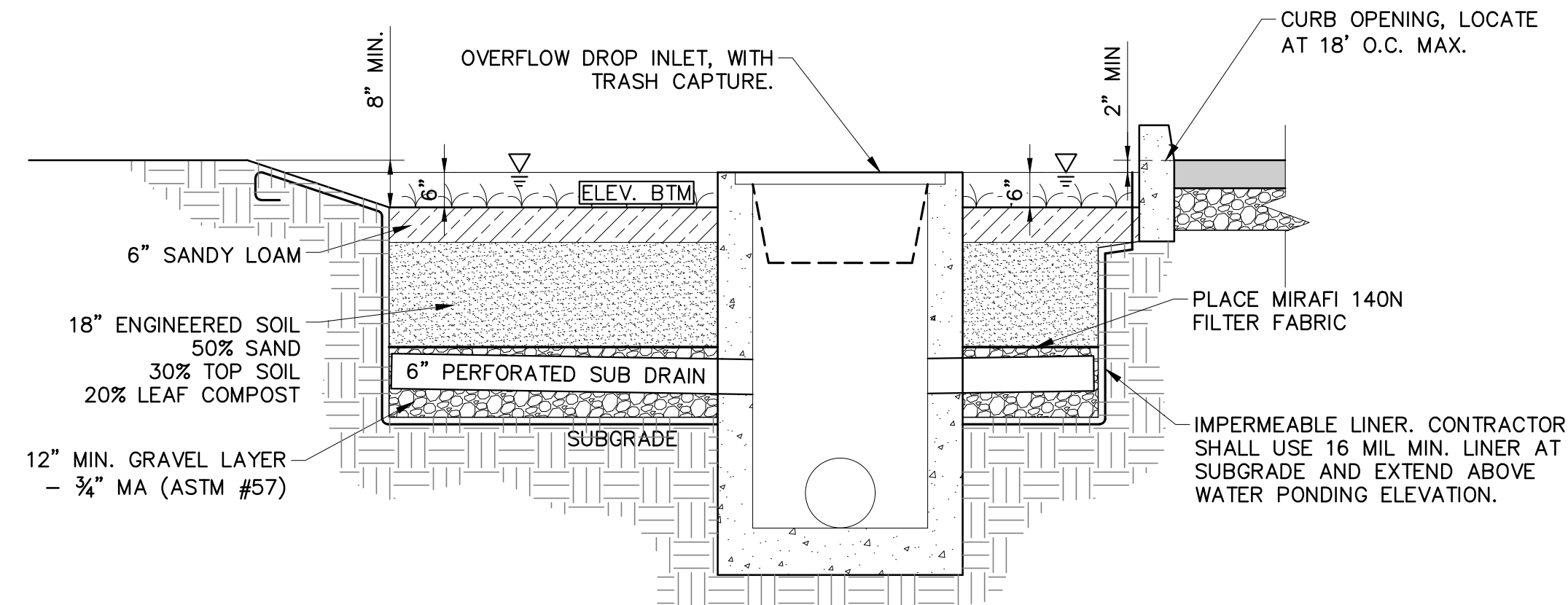


BIO-RETENTION BASIN AT CURB ENTRY

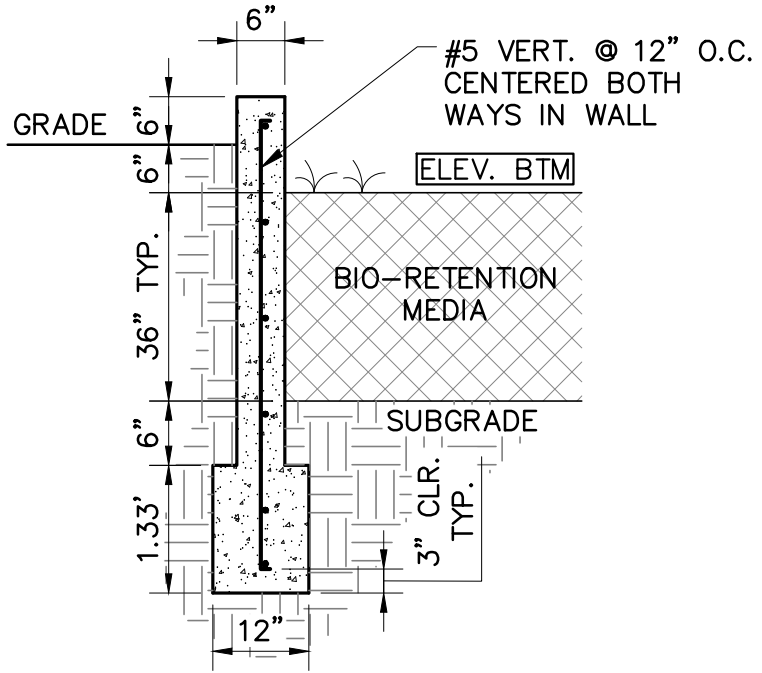


NOTES:
1. AN ENERGY DISSIPATER AND FLOW SPREADER SHOULD BE INSTALLED AT THE ENTRANCE TO THE BASIN TO REDUCE VELOCITY AND EVENLY DISTRIBUTE FLOWS ACROSS THE BASIN.

TYPICAL CROSS SECTION BIO-RETENTION BASIN WITH CMU RETAINING WALL

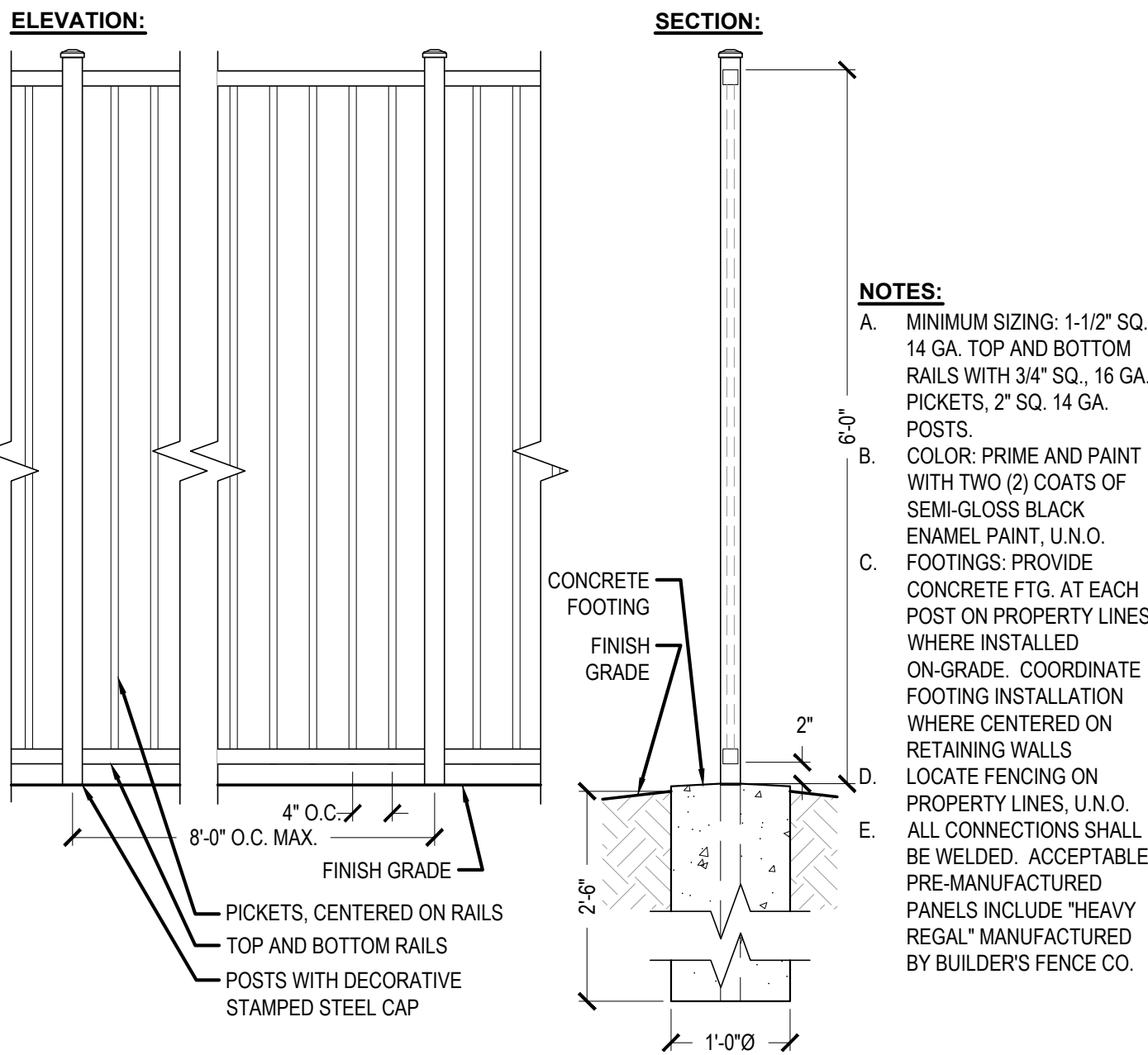


TYPICAL CROSS SECTION BIO-RETENTION BASIN



CONCRETE RETAINING CURB

B TYPICAL BIO-RETENTION BASIN
NOT TO SCALE



D FENCE DETAIL
NOT TO SCALE

NOTES:
A. MINIMUM SIZING: 1-1/2" SQ., 14 GA. TOP AND BOTTOM RAILS WITH 3/4" SQ., 16 GA. PICKETS, 2" SQ. 14 GA. POSTS.
B. COLOR: PRIME AND PAINT WITH TWO (2) COATS OF SEMI-GLOSS BLACK ENAMEL PAINT, U.N.O.
C. FOOTINGS: PROVIDE CONCRETE FTG. AT EACH POST ON PROPERTY LINES WHERE INSTALLED ON-GRADE. COORDINATE FOOTING INSTALLATION WHERE CENTERED ON RETAINING WALLS.
D. LOCATE FENCING ON PROPERTY LINES, U.N.O. ALL CONNECTIONS SHALL BE WELDED. ACCEPTABLE PRE-MANUFACTURED PANELS INCLUDE "HEAVY REGAL" MANUFACTURED BY BUILDER'S FENCE CO.

WINDING CREEK APARTMENTS - ROSEVILLE

PRELIMINARY SITE DETAILS C 2 . I

3338 Blue Oaks Blvd at Cloud Dance Dr, Roseville, California

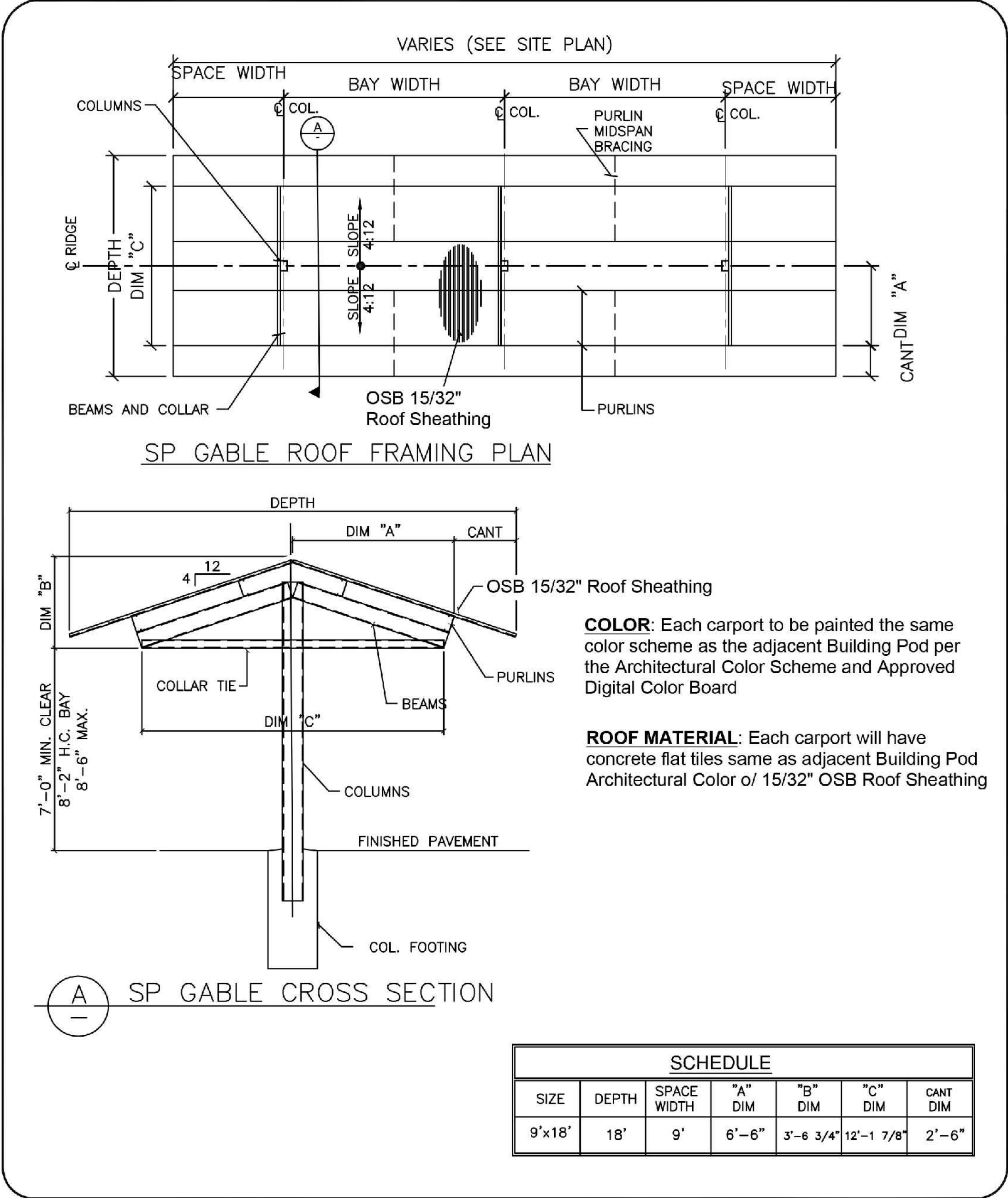
Proposed By: **Anthem United**
Anthem United
3001 Douglas Blvd
Roseville, CA 95661

JULY 14, 2022
FINAL DRP SUBMITTAL

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
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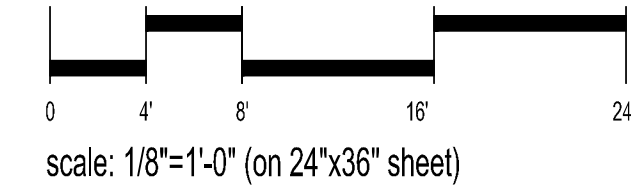


CARPORT

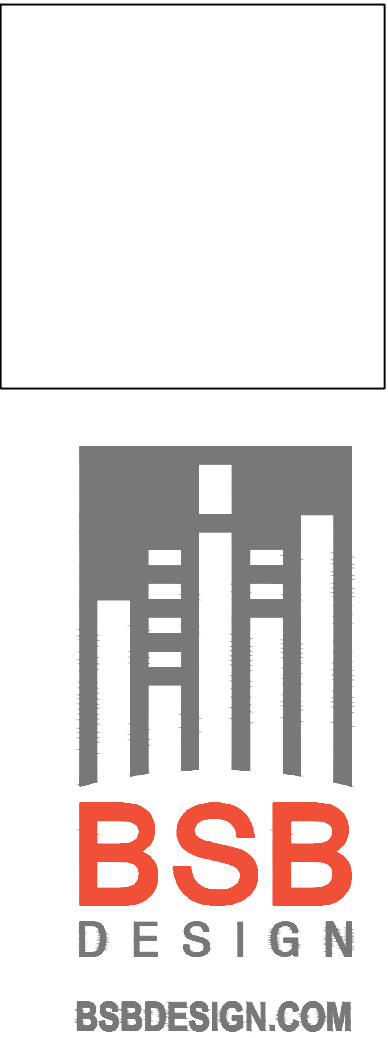


BAJA STANDARD	BAJA CONSTRUCTION CO., INC. 223 FOSTER ST., MARTINEZ CA 94553 1-800-366-9600 FAX: (925) 229-0161	SHEET Page 5 of 9
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Anthem United
Roseville, Ca.





DESIGN COMMITTEE COMMUNICATION

Title: Historic Sierra Vista Neighborhood Association Community Identification Sign, 515 Tahoe Avenue, File # PL22-0258
Contact: Greg Bitter, gbitter@roseville.ca.us, (916) 744-5294

Meeting Date: 8/18/2022
Item #: 4.2.

ATTACHMENTS:

Description

Staff Report

Attachment A Appeal Form

ITEM 4.2: **Historic Sierra Vista Neighborhood Association Community Identification Sign Appeal – 515 Tahoe Avenue – File #PL22-0258**

REQUEST

The Historic Sierra Vista Neighborhood Association (HSVNA) wishes to locate a community identification sign on a parcel of land in the Single-Family Residential (R1) zoning district. The Director has determined that the community identification sign is prohibited pursuant to Roseville Municipal Code Section 17.08.610(C), which states “any type of sign not expressly permitted in this title is prohibited and erection and maintenance of such a sign is considered a violation of this title.” Title 17- Signs does not include any provisions to allow a neighborhood identification sign on a parcel of land in the Single Family Residential (R1) zoning district. The HSVNA wishes to appeal this interpretation of the Roseville Municipal Code.

Applicant – Ellen Debach-Riley, HSVNA
Owner – Geneva Rena Olano Trust

SUMMARY RECOMMENDATION

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

1. Deny the appeal of the Director’s determination that the Historic Sierra Vista Neighborhood Association community identification sign is prohibited pursuant to Roseville Municipal Code Section 17.08.610 C.

SUMMARY OF OUTSTANDING ISSUES

The Historic Sierra Vista Neighborhood Association has appealed the Director’s determination that the community identification sign is prohibited pursuant to Roseville Municipal Code Section 17.08.610 C.

BACKGROUND

The Historic Sierra Vista Neighborhood Association (HSVNA) installed a community identification sign at 515 Tahoe Avenue, on the northwest corner of Tahoe Avenue and Campo Street (see Figures 1 and 2). This sign was installed with the property owner’s approval on a parcel of land in the Single Family Residential (R1) zoning district. On June 28, 2022, the City received a code enforcement complaint (CE22-0857) regarding the community identification sign. A citation warning was provided to the property owner on June 30, 2022 with the direction that the sign was prohibited pursuant to Title 17-Signs of the Roseville Municipal Code (RMC). The HSVNA approached the City to determine how the sign could be permitted and allowed to remain at 515 Tahoe Avenue.

Section 17.02.060(A) of the RMC states that “The director is authorized and directed to enforce and administer the provisions of this title”, and in this case the director is the City’s Development Services Director. After reviewing the provisions of Title 17, the director could not find any provision that would allow the HSVNA sign on residentially zoned property and determined that the sign is prohibited pursuant to RMC Section 17.08.610(C), which states “any type of sign not expressly permitted in this title is prohibited and erection and maintenance of such a sign is considered a violation of this title”. The HSVNA subsequently appealed this determination to the Design Committee (see Attachment A).

Figure 1: Sign Location



Figure 2: Sign Design



INTERPRETATION OF TITLE 17-SIGNS

Title 17- Signs of the Roseville Municipal Code (RMC) was established to regulate signs on private property throughout the City. The Sign Ordinance (Title 17) can be found at this website:

https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Citywide%20Planning%20Documents/Sign%20Ordinance.pdf

The purpose of these regulations is to “create a comprehensive and balanced system of sign regulation which will facilitate communication and simultaneously serve various public interests, including but not limited to safety and community esthetics” (RMC 17.02.030). Title 17 generally categorizes signs as those requiring permits (RMC 17.06), those exempt from permits (RMC 17.10), and types of signs that are prohibited (RMC 17.12). When evaluating a sign, the City determines which of these three categories apply. A prohibited type of sign, as described in RMC Chapter 17.12 is unlawful to erect and is considered a violation of the Municipal Code. A sign described in RMC Chapter 17.10, is exempt from the permit requirements and is considered a legal sign. All signs that are not exempt pursuant to RMC Chapter 17.10 must obtain a sign permit subject to the process outlined in RMC Chapter 17.08.

The review of the HSVNA community identification sign determined that this sign is not expressly permitted within RMC Title 17 and as such, is prohibited. The HSVNA sign does not meet any of the descriptions for a sign that is exempt from a permit and does not meet any of the descriptions for a sign that requires a permit. Therefore, the director has to rely on RMC Section 17.08.610(C), which states “any type of sign not expressly permitted in this title is prohibited and erection and maintenance of such a sign is considered a violation of this title”. Based on this determination, the HSVNA and the property owner of 515 Tahoe Avenue were issued a citation warning and notified that the HSVNA community identification sign is prohibited and must be removed.

APPEAL AND RESPONSE

The HSVNA appealed the Director’s determination and is now asking the City Design Committee to determine that the sign is in conformance with RMC Title 17-Signs and may remain. The appeal is found in Attachment A. This section of the staff report discusses the Chapters of RMC Title 17 that the HSVNA believes apply to the community identification sign as well as staff’s response to the points made.

Chapter 17.02 Adoption of Sign Regulations

Appellant’s points: The HSVNA lists several sections of this Chapter (17.02.015, 17.02.030 and 17.02.060) they believe provides language that could allow for their community identification sign. The HSVNA state that their sign is on private property, which falls under the regulatory scope of RMC Title 17. They state that one of the purposes of RMC Title 17 is to provide fair and equitable treatment of sign users, and they want to be treated similar to newer neighborhoods in the City. They state that they are requesting discretionary approval for a sign permit. This portion of the appeal asks if the property were rezoned, to mixed-use, would the sign be allowed.

Staff response: RMC Chapter 17.02 provides the overall regulatory scope, intent and policies that regulate signage in the City. This chapter provides a framework for the remaining chapters in RMC Title 17 that provide the detailed regulations and processes for signage in the City. It is within these remaining chapters that define the various types of signage that are allowed within the City and the process that is required to erect and allowable sign. It is important to point out that the last sentence of HSVNA’s comments regarding RMC Section 17.02.060 states that “Discretionary approval is requested given the sign is on private property, is neither commercial or non-commercial as defined and therefore is not described in this Title”. Staff agrees with this statement and has used this fact as the basis for relying on

RMC Section 17.08.610(C), which states “any type of sign not expressly permitted in this title is prohibited and erection and maintenance of such a sign is considered a violation of this title”.

Chapter 17.04 Definitions

Appellant's points: The HSVNA lists several definitions that do not apply to the community identification sign. They do reference the definition for Sign Exceptions and state that the community identification sign is a unique situation that could be allowed through a sign exception.

Staff response: While RMC Chapter 17.04 provides for a definition of a Sign Exception, RMC Chapter 17.08 Article 4 provides the process and review criteria for a sign exception. RMC Chapter 17.08 relates to the procedures for sign permits, planned sign permit programs, exceptions, the public hearing process and violations, expirations and revocation. Sign Exceptions are allowed for signs requiring a permit (as described in RMC Chapter 17.06) and relate to sign standards (square footage, height or number). Sign Exceptions are not allowed for prohibited signs or signs not described in RMC Title 17.

Chapter 17.06 Signs Requiring a Permit

Appellant's points: The HSVNA lists several Articles of this Chapter with questions and statements that a particular Article may apply. The HSVNA asks if Article 1, Individual Uses would apply in the neighborhood. They indicate that Article 6, Subdivision signs may apply and they indicate that Article 7, Miscellaneous Uses is the most applicable option. The HSVNA states that the community identification sign is a “non-residential use in a residential zone” and as such may be permitted.

Staff response: RMC Chapter 17.06 describes the wide variety of signage that may be permitted in the City of Roseville. Article 1 provides the signage criteria for an individual use of a property. An individual use is the primary use of a property. Among many examples, the following would be considered an individual use of a property, a fast-food restaurant, an office, or a single family home. These various uses are then allowed a certain amount of signage consistent with the provisions of Article 1. A sign is not considered a use of property. Article 6 provides the regulations for subdivision signs. Subdivision signs (both off-site and on-site) pertain to newer subdivisions and on-site subdivisions signs are located in open space or landscape lots, and not on individual residential properties. These signs are then maintained by a Homeowners Association, a community facilities district or lighting and landscaping district. Article 7 provides for signage for miscellaneous uses, which include multifamily residential projects and non-residential uses in residential zones. Contrary to the language in the appeal, a sign is not a use of property, as a sign is ancillary to the use. The use of 515 Tahoe Avenue is a single family home, which is a residential use of the property. Article 7 does not apply to the HSVNA community identification sign.

Chapter 17.08 Procedures

Appellant's points: The HSVNA lists several Articles of this Chapter with questions and statements that a particular Article may apply. The HSVNA acknowledges that a sign permit must be obtained and again point out they believe an exception may be granted for the community identification sign pursuant to RMC Section 17.08.410 or the sign may be allowed as a non-residential use in a residential zone. The HSVNA cites RMC Section 17.08.610 related to violations and makes the argument this section denies fair and equal treatment.

Staff response: City staff agree that all signs not exempt pursuant to RMC Chapter 17.10 are required to obtain a sign permit. As described above, the HSVNA community identification sign does not qualify for an exception to the requirement of the RMC Title 17. Exceptions apply when there are unique situations related to site or building design or a physical restriction of land or a building and a property owner requests to deviate from the standard sign regulations. Exceptions do not apply in the case a sign is prohibited or not described in RMC Title 17. As described above the use of 515 Tahoe Avenue is a single family residential home and not a commercial use. A sign for a non-residential use in a residential

zone cannot be approved for this residential use. Finally, the purpose of RMC Title 17 is to regulate signage on private property throughout the City. Among the stated intents is to authorize the use of signs to promote fair and equal treatment of sign uses. Where signage is allowed, the regulations treat various users fairly and equally by providing clear and consistent standards.

CONCLUSION

The Historic Sierra Vista Neighborhood Association has not provided any evidence that the community identification sign is expressly permitted pursuant to RMC Title 17-Signs. The community identification sign has been erected on a parcel of land within the Single-Family (R1) Zoning District and the primary use of said parcel is a single family home. An exhaustive review of RMC Title 17 has found no provision for a community identification sign to be allowed on a parcel used as a single family dwelling in the R1 zone. The appeal letter itself acknowledges that the sign is “not described in this Title”.

In order to approve the appeal, the Design Committee would have to determine that RMC Title 17 does allow for community identification signs on properties used for residential purposes within a residential zone. This determination would allow any property owner with a similar use and zoning designation to apply for a permit to install a community identification sign. Approving the appeal to allow the community identification sign would run counter to the stated purpose and intent of RMC Title 17, which is to “authorize the use of signs which: A. Encourage a desirable urban character consistent with the General Plan; B. Preserve and improve the appearance of the city as a place to live, work and visit; C. Eliminate confusing, distracting, or dangerous sign displays which interfere with vehicular traffic and the safety of drivers, passengers and pedestrians; D. Promote commerce; E. Provide for fair and equal treatment of sign users; and F. Promote ease of sign ordinance administration”.

PUBLIC OUTREACH

A notice of the public hearing was published in the Roseville Press Tribune on August 5, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The appeal of the Director’s interpretation of Title 17 – Signs of the Roseville Municipal Code meets the above criteria and is not subject to CEQA. No additional environmental review is required.

RECOMMENDATION

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

1. Deny the Historic Sierra Vista Neighborhood Association’s Appeal of the Director’s Determination that the community identification sign is prohibited pursuant to RMC Section 17.08.610(C), which states “any type of sign not expressly permitted in this title is prohibited and erection and maintenance of such a sign is considered a violation of this title”.

ATTACHMENTS

- A. Appeal

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Design 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.

APPEAL FORM

Name: ELIEN DEBACH-RILEY Date: JULY 22, 2022
Address: 329 SIERRA BLVD City: ROSEVILLE Zip Code: 95678
Phone Numbers: (work/day) (916) 757-0626 (home/evening) SAME
(cell) SAME (email) ellendriley@gmail.com

Please describe below the action for which this appeal is being filed. (You may attach a separate letter if enough space is not provided.)

THIS APPEAL IS TO REQUEST THERE BE NO CITATION OF CODE VIOLATION AS STATED IN THE ADMINISTRATIVE CITATION WARNING #CE22-0857 REQUIRING OUR NEIGHBORHOOD IDENTITY SIGN BE REMOVED, AND THAT THE SIGN BE ALLOWED TO REMAIN UNTIL THIS PROCESS IS COMPLETE AND APPROVAL IS OBTAINED.

WE ASK THAT THE DECISION TO HAVE OUR SIGN REMOVED BE RECONSIDERED FOR REASONS STATED IN THE ATTACHED LETTER.

AS THE LETTER STATES, WE ARE NOT ASKING FOR ORDINANCE CHANGES. WE ARE ASKING FOR HELP IN FINDING A WAY TO GAIN APPROVAL TO HAVE OUR IDENTITY SIGN STAND IN OUR NEIGHBORHOOD INCLUDING ANY GUIDANCE OR CHANGES NEEDED TO BRING IT INTO COMPLIANCE.

THANK YOU, ELIEN DEBACH-RILEY, PRESIDENT HSUNA

Signed: ED Riley Date: 7/22/22

FOR OFFICE USE ONLY.

(Date Stamp Below)

Received by: _____

Project Being Appealed: _____

File Number: _____

Approving Body: _____ Approval Date: _____

Design Committee Appeal for Preserving the HSVNA Neighborhood Sign July 21, 2022

Introduction: Since 2019, the Historic Sierra Vista Neighborhood has been working towards erecting an identity sign for our neighborhood. In June of this year, we were finally successful in finding an owner approved location to erect a sign that was a resident approved design, completely financed by neighbor approved NA funds and erected by one of our residents. On June 29th, the property owner received an administrative citation warning to remove the sign in 12 days or face \$100/day fines. The neighborhood association has, since that time, had multiple contacts with Greg Bitter and other city officials to find a solution to preserve our sign. The following is a summary of our assessment and requested actions.

It was suggested that Title 17 must be interpreted in the order it is written. These are the sections we find that apply.

17.02 Adoption of Sign Regulations (page 4)

17.02.015 Regulatory Scope: "This Title regulates signs, as defined herein, when they are on private property or otherwise....." Our sign is on private property.

17.02.030 Purpose and intent: "...is to create...regulation which will facilitate communication and esthetics." Ours does. "...to authorize the use of signs which;

- A. "Encourage a desirable urban character consistent with the general plan". Ours does.
- B. "Preserve and improve the appearance of the city as a place to live, work and visit". Ours does.
- C. "Eliminate confusion, distracting, or dangerous sign displays which interfere with vehicular traffic and the safety of drivers, passengers and pedestrians". Ours doesn't.
- D.
- E. "Provide for fair and equal treatment of sign users." We are asking for equal treatment as that afforded newer neighborhoods in our city, like "Sierra Vista" on the west side of town, causing confusion over the same name

17.02.060 Basic Policies for Sign Regulation. Regulatory Interpretations. "...Where a particular type of sign is proposed in a permit application" (we were not allowed to complete a permit application), "and the type is neither expressly allowed nor prohibited by this Title,... then the director shall approve, conditionally approve or disapprove the application based on the most similar sign type...". We would like the opportunity to complete a sign permit application and request approval either as is or modified in order to be compliant as described in "**Discretionary Approvals.** Whenever any sign permit, exception or other sign-related decision is made by any exercise of official discretion, such discretion shall be exercised only as to the non-communicative aspects of the sign, such as size height, orientation, location setback, illumination, spacing scale and mass of the structure, etc." Discretionary approval is requested given the sign is on private property, is neither commercial or non-commercial as defined and therefore is not described in this Title.

Question: Mixed Use Zones or Overlay Districts. If this property were re-zoned, would that change this determination? **Owner's consent.** We have the owner's consent.

17.04 Definitions (page 6)

17.04.165 "Commercial message means a message that relates primarily to economic interests..." This does not apply to our sign.

17.04.280 "Freestanding sign means any sign not affixed to a building...". This does apply to our sign.

17.04.370 "Individual uses means a non-residential use of property located in non-residential zones". Our sign is not this.

17.04.460 "Non-commercial sign means a sign with a message which...typically relates to debatable matters of public concern, such as, ...advocacy on politics, religion...etc." Our sign is not this.

17.04.660 "**Sign Exception** means an approval to deviate from specified criteria of this Title due to unique situations...not generally shared by other properties resulting from the strict application of the requirements of this Title". Ours is a unique situation given our sign meets the purpose and intent of this Title but the "type is neither expressly allowed nor prohibited by this Title" given it does not meet any specified sign definitions based on type of message or location.

17.06 Signs Requiring a Permit (page 16)

Article 1. Individual Uses. As previously defined, ours is a non-residential use but is not in a non-residential zone. **Where** in our neighborhood would this apply?

Articles 2-5 do not apply.

Article 6. Subdivision Signs. MAY apply as follows:

17.06.630 On-Site subdivision signs.

A. Number. Our sign complies

B. Location. Our sign complies

C. Area. Our sign complies

D. Height. Our sign exceeds this criteria

Article 7. **Miscellaneous Uses.** Most applicable option in this section, "signs requiring a permit". I'm told we cannot apply for a permit because the sign is not expressly permitted anywhere in Title 17.

17.06.720 Non-residential uses in residential zones. I've been told this cannot apply because the property is residential and not a "non-residential use", meaning it is not being used for a commercial use. Yet the sign is a "non-residential use" of this residential property.

A. Number. Our sign complies

B. Location. Our sign complies

C. Area. Our sign complies

D. Height. Our sign complies

THEN the ordinance continues to describe procedures (17.08), which when the previous chapters are considered FIRST, as it was explained to me, would not apply unless those measures were met.

THUSFAR in this ordinance, Our sign meets the Purpose and Intent and the definition of criteria qualifying for Discretionary Approval consideration (17.02), is NOT defined as explicitly permitted or prohibited anywhere in (17.04) EXCEPT where a sign exception is defined, and it meets the description of a sign requiring a permit under Article 7, non-residential uses in residential zones (17.06).

17.08 Procedures (page 27)

Article 1. Sign Permits

17.08.110 Unless the sign is exempt...pursuant to Chapter 17.10, **a sign permit must be obtained**. Our sign does not meet any exemptions stated in Chapter 17.10 as described in either Chapter 17.08 or prohibited by Chapter 17.12

Article 4. Exceptions

17.08.410 **Exceptions** in general. "Where practical difficulties,.....result from the strict application of the requirements of this Title, **exceptions** from such requirements **may be granted** by the Director...provided...that no exception from the provisions of Chapter 17.12 (Prohibited Signs...)is permitted. Our sign does not meet the criteria for prohibited signs under Chapter 17.12, including that for which we were cited, 17.12.010 K which states "Off-site commercial signs" are prohibited. Our sign is not a commercial sign per prior definitions.

17.08.440 **Sign Exception approval criteria**

- A. "...consistent with the purpose and intent of this Title". Our sign is.
- B. "...in harmony with the...surrounding development". Our sign is.
- C. "...consistent with the adopted specific plan". We have no specific plan
- D. "There are exceptional or extraordinary circumstances or conditions..."

These have been previously mentioned. Our sign qualifies.

Article 5. Public Hearings and **Appeals**

17.08.510 Appeals from the decision of the Director. "...a person may, within ten (10) days of such a decision, appeal the decision to the Design Committee upon filing of a written appeal with the City Clerk and the payment of a non-refundable fee...". Our administrative citation warning was issued on June 29th demanding the sign be removed by July 11 and was subsequently extended to July 29th. We were only informed of this appeal option yesterday which included a fee of **\$1,697.44**. Our small neighborhood association currently only has approx. \$1,100 so this cost is quite prohibitive. **We believe a better solution would be to allow us to apply for a sign permit(17.08.110) as an exception (17.08.410/17.08.440) or under 17.06.720 Non-residential uses in residential zones.**

Article 6. Violations...

17.08.610 Violations

C. "Any type of sign not expressly permitted in this Title is prohibited...". This blanket prohibition negates all the previous conditions described and denies us the opportunity to "fair and equal treatment" as stated in this Title's purpose and intent.

This is the violation we have now been informed for which we are being cited. It is being recommended we pursue the Appeal process previously described which is completely out of our means. We are appealing to your ability to HELP US achieve this very modest goal of expressing our PRIDE in being residents of our HISTORIC SIERRA VISTA NEIGHBORHOOD through the preservation of our resident approved, financed and erected identity sign. PLEASE help us find a solution to meet this goal.

**With Gratitude for your Consideration,
Ellen Debach-Riley, President, Historic Sierra Vista Neighborhood Association**