AGENDA
August 11, 2022

PLANNING COMMISSION MEETING
6:30 p.m.
Council Chambers
311 Vernon Street, Roseville, California
www.roseville.ca.us/CORTV

The meeting may be viewed on Comcast channel 14, Consolidated Communications channel 73, and AT&T U-Verse. Planning Commission meetings are also video streamed live on the City's website at roseville.ca.us/watch and roseville.ca.us/agenda, and the City's YouTube channel at youtube.com/CityofRosevilleCa.

If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

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

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. Minutes of July 28, 2022

6. REQUESTS/PRESENTATIONS

6.1. SRSP PCL 14 - Life Time Pickle Ball Courts, 1435 East Roseville Pw, File # PL22-0150

REQUEST

The applicant requests a Conditional Use Permit Modification to allow the conversion of 4 clay tennis courts to 8 hard surface pickle ball courts, as well as the restriping of 3 existing hard surface tennis courts to 6 pickle ball courts at Life Time Fitness. The original CUP was file #2012PL-103.

Applicant/Owner: Megan Eaton, Life Time Property Development

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to three (3) conditions of approval.

6.2. SRSP PCL 57 – Egov Addition, 3736 Miners Ravine Dr, File # PL22-0031

REQUEST

The project is a request for an Administrative Permit to construct a 1,260 square foot addition to an existing single family residence. The addition will include 850 square feet of living space and 410 square feet of garage space.

Applicant: Eduard Egov
Property Owner: Eduard Egov & Yelena Viotti

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact and approve the Administrative Permit subject to five (5) conditions of approval.

7. COMMISSIONER / STAFF REPORT

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title:	Minutes of July 28, 2022
Contact:	Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 8/11/2022
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of July 28, 2022

DRAFT MINUTES
July 28, 2022

PLANNING COMMISSION MEETING
6:30 p.m.
Council Chambers
311 Vernon Street, Roseville, California
www.roseville.ca.us/CORTV

1. CALL TO ORDER

Chair Martin called the meeting to order.

2. ROLL CALL

Present: Haggenjos, Jensen, Prior, Randolph, Martin
Absent: Brashears, Covington

3. PLEDGE OF ALLEGIANCE

Commissioner Jensen led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Martin opened the Public Comment period.

Robert Bruce Laycock expressed concerns with the homeless issue surrounding the Dry Creek trail near his home.

Chair Martin closed the Public Comment period.

5. CONSENT CALENDAR

5.1. Minutes of July 14, 2022

5.2. INFILL PCL 226 – 730 Sunrise Ave. Condo Map, 730 Sunrise Ave. Bldg. #200, File # PL22-0066

REQUEST

The applicant requests approval of a Tentative Condominium Map to create six (6) commercial condominium units within an existing building with a request for a parcel map waiver. The subject property is an existing lawful parcel, being Parcel E, as shown on Parcel

Map in Book 5 of Parcel Maps, at Page 62, Placer County records, commonly known as 730 Sunrise Avenue #200.

Motion by Commissioner Haggenjos, seconded by Commissioner Randolph, to approve the Consent Calendar.

Roll Call vote:
Ayes: Prior, Haggenjos, Jensen, Randolph, Martin
Noes: None

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. Informational Item: Commercial Corridor Plans, 311 Vernon Street, File # PL21-0383

REQUEST

Staff requested that the Planning Commission receive an informational presentation regarding the Commercial Corridor Plans project and receive community input on the preliminary draft Specific Plans. No action was required by Planning Commission.

Senior Planner, Lauren Hocker, and Associate Planner, Jessica Lynch, presented the staff report.

Commissioner Discussion

- A Commissioner asked how the boundaries for the proposed Specific Plans were set, and specifically, what criteria was used. Staff responded that for Douglas Harding and Douglas Sunrise the boundaries were based by picking up the commercial properties along those major roadways plus any existing high density properties adjacent to the corridors. The boundary for Atlantic Street extended to the open space area, bordering Dry Creek because this open space has a low density residential land use designation and the thought was to change this area to an open space land use designation. Boundaries were established based on zoning and natural breaks in locations.
- A Commissioner asked if the streetscape would be updated as in the Riverside Gateway Specific Plan.
- A Commissioner asked if a homeless shelter was to be included. Staff responded that it was not.
- A Commissioner asked if the changes to the PD zones affect current property owners. Staff responded that the intent was not to prohibit uses that are currently allowed.

Chair Prior opened the public comment period.

Mary McDowell, Derek Pell, Seth Tansey, Cori Sullivan, Robert Bruce Laycock, Donna Pucilowski, Craig Garbe, Faye Aentman, Kohn Dwight, and Nick Alexander provided comments.

Public Comments

- Will the streetscape affect residential streets?
- What will be the plan for the trailer park on Atlantic?
- Will there be incentives to add units to the open space?
- There is a lack of parking in the Atlantic Street Corridor.
- Does the City have intentions to purchase properties?
- Eminent domain concerns.
- Are streetscape improvements available to residential streets?
- The project name is deceptive. While the plans are called the commercial corridor plans, there is an intent to allow more housing.
- Support for re-zonings that allow for infill development.
- Design guidelines blend in nicely with exiting architecture.
- Lack of vision for transportation options.
- Consider including street diets in project area.
- Study roadway improvements to encourage safe walkability and bikeability.
- What housing types are included in medium density residential? Apartments or townhomes?
- Is RS zoning still single-family housing?
- Consider industrial instead of commercial projects by the U-Haul area.
- Concerns with additional housing in these neighborhoods.
- Initiate a housing voucher program instead of designing housing.
- Love the plan.
- Be less restrictive with design plans.
- Concerned with low-income housing in this part of the City.
- Define the boundaries for the Douglas-Sunrise Corridor.
- Water usage concerns.
- Traffic concerns.
- The area where Atlantic Street changes into Vernon Street is dangerous.
- A cross walk is needed to cross the street to 105 Noshery restaurant.
- Will there be incentives to update existing housing?
- Add a glossary of terms to the documents.
- Communication is needed in terms a typical person can understand.
- There were questions regarding zoning and allowed uses.
- Will sidewalk and gutters be installed in the Atlantic Street Corridor?
- Will “streetscape improvements” be applied to existing single-family neighborhoods?

Staff Comments

- The City will not be buying any property or using eminent domain to take property.

- The City is not developing any housing or other uses in the plan areas.
- The City is trying to incentivize private investment and development in the plan areas.
- The City wants to make it easier and less costly for property owners to improve existing property or develop vacant or underutilized property.
- The plan does not require 850 additional units; rather the plan includes infrastructure capacity studies to ensure there is adequate capacity to serve 50 units in the Atlantic Corridor, 200 units in the Douglas Harding Corridor and 600 units in the Douglas Sunrise Corridor.
- The plans do not require all 850 units to be affordable housing, rather the goal of the plans is consistent with existing City policy to have 10% of the total units to be affordable.
- There will be additional opportunities to provide feedback.
- Information regarding the Commercial Corridor Project can be found at: www.roseville.ca.us/corridorplans
- Staff can be contacted at: corridorplans@roseville.ca.us

7. COMMISSIONER / STAFF REPORT

- There will be an August 11, 2022 Planning Commission meeting.
- Commercial Corridor Plans Workshop will be presented at the August 3, 2022 City Council meeting.
- Also, the Sutter Parking Garage Expansion Design Review Permit Appeal and Sierra Vista Specific Plan Parcel JM-41 and JM-30 - General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment will be heard at the August 3, 2022 City Council meeting

8. ADJOURNMENT

Motioned by Commissioner Prior, seconded by Commissioner Jensen, to adjourn the meeting. The motion passed unanimously at 8:28 p.m.

PLANNING COMMISSION COMMUNICATION

Title:	SRSP PCL 14 - Life Time Pickle Ball Courts, 1435 East Roseville Pw, File # PL22-0150
Contact:	Sean Morales, smorales@roseville.ca.us, (916) 774-5282

Meeting Date: 8/11/2022
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Operations Narrative

Attachment 2 Noise Study

Exhibit A Site Plan

Exhibit B Operations Plan

Planning Division Staff Report
Planning Commission Meeting August 11, 2022

Prepared by: Sean Morales, Associate Planner

ITEM 6.1: Conditional Use Permit Modification – 1435 E. ROSEVILLE PW. – SRSP PCL 14 – Life Time Pickle Ball Courts – PL22-0150

REQUEST

The applicant requests a Conditional Use Permit Modification to allow the conversion of 4 clay tennis courts to 8 hard surface pickle ball courts, as well as the restriping of 3 existing hard surface tennis courts to 6 pickle ball courts at Life Time Fitness. The original CUP was file #2012PL-103.

Applicant/Owner – Megan Eaton, Life Time Property Development

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to three (3) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The applicant has reviewed and is in agreement with the recommended conditions of approval. A neighborhood meeting was held on July 18, 2022 and neighbors presented concerns with the operations of the Life Time athletic club as a whole and the creation of noise. A discussion of these concerns is included in the Public Outreach section of this report.

BACKGROUND

The project site is located at 1435 E. Roseville Pw. on Parcel 14 of the Stoneridge Specific Plan (SRSP). The project site is approximately 17.2 acres in size, and has a land use and zoning designation of Community Commercial (CC). The project site is the Life Time athletic club and includes a two-story 120,000 square foot facility (75,000 square foot first story and 43,500 square foot second story), with outdoor uses comprised of 14 tennis courts, a 58,600 square foot pool deck and detached bistro, and a 7,100 square foot child activity area. The indoor amenities include men's and women's locker rooms, family lockers, life spa/salon, medi spa, Life Café, recreation area, lounge, gymnasium/basketball courts, activity room, training studio, childcare, indoor lap pool/leisure pool, two whirlpool spas, sauna, sales and administrative offices, laundry room, and pro shop. A parking lot with 643 spaces serves the various uses on-site.

On December 4, 2013, the City Council approved a Zoning Ordinance Amendment to allow Outdoor Sports and Recreation as a conditionally permitted use in the Community Commercial zone as well as a Conditional Use Permit and Design Review Permit to allow construction of the Life Time facility 2012PL-103.

On August 8, 2019 a Conditional Use Permit Modification (CUP MOD) was approved by the Planning Commission (PL19-0193) to expand the hours of operation for the facility, which included allowing the facility to open an hour earlier at 4:00 AM and close an hour later at midnight. The modification also allowed the use of outdoor music for three holidays a year (Memorial Day, July 4th, and Labor Day) and one annual event (Yoga Under the Stars). The neighborhood submitted a petition opposing the request, and ultimately the Planning Commission allowed the facility to utilize outdoor facilities at 7:00 AM.

The current request is for a CUP MOD to allow the conversion of 4 clay tennis courts to 8 hard surface pickle ball courts, as well as the restriping of 3 existing hard surface tennis courts to 6 pickle ball courts

at Life Time Fitness. A replacement acoustical barrier is proposed on the fencing to reduce the sound traveling toward residents to the northeast. No changes to parking or hours of operation for outdoor recreation are proposed. The intent of the modification is to provide facilities for pickle ball, an increasingly popular sport.

Figure 1. Project Site

EVALUATION

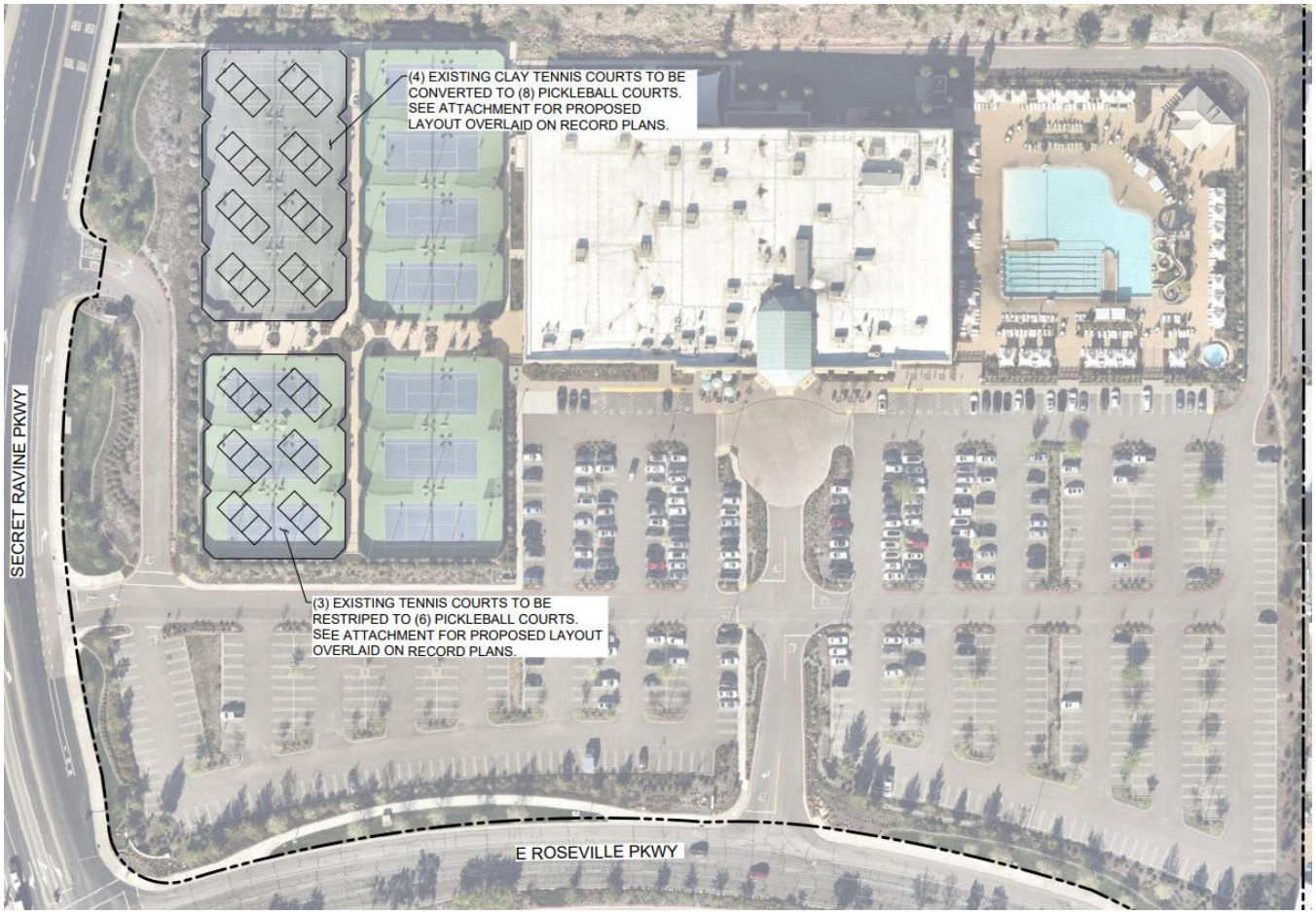
Section 19.78.060 of the City of Roseville Zoning Ordinance requires that two findings be made in order to approve or conditionally approve a Conditional Use Permit Modification. The two findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

1. ***The proposed modification is substantially consistent with the intent of the original approval.***

2. ***The proposed modification complies with all applicable standards and requirements of this title, with the applicable goal, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the applicable specific plan.***

The Life Time athletic club is located on Parcel 14 in the Stoneridge Specific Plan, which has a CC (Community Commercial) land use and zoning designation. Outdoor sports and recreation facilities are permitted in the CC zone with a Conditional Use Permit (CUP).

Figure 2. Proposed Pickle Ball Courts



Change in Use: As described in the Background section of this report, the proposed project will convert seven existing tennis courts into 14 pickle ball courts (Exhibit A). This includes repainting and restriping the three hard courts and grading and surfacing the four clay courts. Existing fencing locations and lighting will be maintained. The change in use will allow higher utilization of this area, as a greater number of games can be played at once. Overall, the proposal is compatible with the existing recreation uses for the facility, and will result in few physical changes to the site. The conversion of the courts results in a minor modification to the approved Life Time Operations Plan (Exhibit B).

Operations and Events: The Life Time athletic club has existing operational limits through the original Use Permit and subsequent modification. The hours of operation for indoor activities are 4:00 AM – 12:00 AM seven days a week. Outdoor activities are limited to the hours of 4:00 AM – 12:00 AM for lap swimming and 10:00 AM – 8:30 PM for family and recreational swimming. The existing tennis courts may be used from 8:00 AM – 10:00 PM, except that the four closest courts to single-family residences to the northeast must be closed with lights turned off by 9:00 PM. Pickle ball is proposed to take place during these same hours. Pickle ball activities will include recreational play, drop-in sessions for groups at similar levels of play, small group clinics, leagues, and occasional tournaments. It is expected that Life Time will host 1-3 larger tournaments per year, likely one to be affiliated with the Professional Pickle Ball Association (PPA). The PPA affiliated tournament will likely be a 4-day tournament (9am-7pm). Life Time will also host smaller tournaments that will be far less attended and of lower volume (club tournaments, inter-club tournaments, Mixers, Events). The most active days are anticipated to be Monday- Saturday. The most active times are expected to be 10am-6pm. In the summer, peak times are expected to be

8am-10am, and 6pm-9pm due to the heat. These details are outlined in the Operations Narrative (Attachment 1).

Fencing and Noise: While the existing fencing location will remain the same with the modification, the project proposes a replacement acoustical barrier on the northeast perimeter of the fencing adjacent to residents. This acoustical barrier, which is an approximately 1/8" thick material barrier, will be mounted onto the existing ten-foot-tall fence. A noise study was prepared by Saxelby Acoustics on June 6, 2022 to analyze potential noise that will be created by the addition of the 14 pickle ball courts (Attachment 2). The study analyzed the existing ambient noise environment of the project site and used data from other pickle ball facilities to predict the amount of noise that will be created. The study found the overall noise level would increase by approximately 1 decibel (dBA), which is imperceptible to the human ear except in controlled laboratory environments.

Parking: As the total number of pickle ball and tennis courts will increase from 14 to 21, staff evaluated the overall parking requirement for the Life Time athletic club to ensure a surplus of parking remains. The existing mix of uses resulted in a surplus of 45 parking spaces. A summary of the proposed uses and parking ratios are included in Table 1 below. Changes with this project are highlighted in red.

Table 1. Parking Calculation

Use	Parking Ratio	Existing Spaces Required	Proposed Spaces Required
Office	1:250 sf	10	10
Gymnasium (Basketball Courts)	10 per court	20	20
Activity Center (Flex)	1:50 sf	8	8
Activity Gym	1:50 sf	34	34
Studio	1:50 sf	25	25
Indoor Pool Room	1:150 sf	53	53
Massage	1:250 sf	5	5
Advance Training	1:150 sf	51	51
Cardiovascular Equipment	1:150 sf	81	81
Group Fitness	1:150 sf	34	34
Cycle Studio	1:150 sf	11	11
Resistance Training	1:150 sf	15	15
Team Training	1:150 sf	6	6
Pilates	1:50 sf	19	19
Free Weights	1:150 sf	40	40
Yoga	1:50 sf	34	34
Bistro/Cafe	1:150 sf	16	16
Outdoor Pool	1:100 of pool area	108	108
Tennis Courts	2 / per court	28	14
Pickle Ball Courts	2 / per court	n/a	28
Total	**-**	**598**	**612**
Total Provided	**-**	**643**	**643**
Total Surplus	**-**	**45**	**31**

The only changes to the table reflect the new pickle ball courts. The parking calculation uses the same ratio of two parking spaces per court for both tennis and pickle ball, which have similar play configurations. Therefore, the increased parking requirement for all of the courts will increase from 28 to 42 parking spaces. With 643 parking spaces provided, the existing parking lot exceeds the updated required parking

need of 612 spaces. Therefore, there is adequate parking provided to accommodate the proposed change in use.

Overall, the proposed modification is consistent with the original Use Permit for the Life Time athletic club, and the project is consistent with the General Plan, SRSP, Zoning Ordinance, and Community Design Guidelines.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA). No comments were received from the RCONA notification.

Additionally, a neighborhood meeting was held at the Life Time athletic club on July 18, 2022. Three neighbors attended the meeting and City staff were available to answer questions. After a brief presentation by the applicant, neighbors engaged in a conversation with Life Time staff related to noise and club operations. The neighbors did not express concerns with existing noise related to tennis activities. Rather, they reiterated past concerns with noise related to outdoor kids camp activities, outdoor pool area and refuse pickup at the rear of the club. These existing activities are outside the scope of the current CUP modification request for the pickle ball court conversions.

A public notice of the Planning Commission hearing was published on July 29, 2022, and was distributed to all property owners within 300 feet of the project site. No comments were received prior to staff report publication.

CONCLUSION

The proposed project is consistent with the General Plan, SRSP, Zoning Ordinance, and the Community Design Guidelines. The required findings for the CUP MOD can be made.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 pertaining to Existing Facilities, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the findings of fact as stated in the staff report and approve the **Conditional Use Permit Modification – 1435 E. Roseville Pw. – SRSP PCL 14 – Life Time Pickle Ball Courts – PL22-0150** subject to three (3) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION FILE #PL22-0150

1. The project is approved as shown in **Exhibits A** and **B** and as conditioned or modified below. (Planning)

2. The proposed project will comply with the original and subsequent conditions of approval (File # 2012PL-103, #PL19-0193) or as conditioned and modified below. (Planning)

3. The facility will install and maintain a replacement material acoustical barrier on the pickle ball and tennis court northeast perimeter fencing. This barrier shall provide equivalent noise reduction as recommended in the project noise study (Attachment 2). (Planning)

Attachments

1. Life Time Operations Narrative
2. Saxelby Acoustics Noise Study, June 6, 2022

Exhibits

A. Site Plan
B. Updated Operations Plan

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

Attachment 1

LIFETIME

June 22, 2022

ATTN: Derek Ogden, Senior Planner
City of Roseville, CA
311 Vernon St.
Roseville, California 95678

RE: Conditional Use Permit – Pickleball Conversion
Life Time – Roseville, CA
1435 E Roseville Pkwy
Roseville, CA 95661

Subject: Life Time – Roseville, CA | CUP – Pickleball Conversion of Existing Tennis Courts | Operations Plan

Overview of Facilities

The existing Life Time facility is located at 1435 E Roseville Pkwy, Roseville, CA 95661 consists of the following:

1. 118,580 SF facility that sits on approximately 17.4 AC with indoor and outdoor recreational and fitness spaces. The programming at our existing facility includes an indoor fitness gym, indoor basketball courts, 10 hard-surface outdoor tennis courts and 4 clay outdoor tennis courts, indoor pools, a zero-entry leisure/ lap outdoor pool with a slide, indoor group fitness studios including a yoga, cycle and pilates room, dedicated kids' spaces, locker rooms that include steam rooms and saunas, the LifeSpa that provides skin, hair, nail and massage services and then the LifeCafe (indoor) and the LifeCafe Poolside (outdoor) that serve healthy food and beverage options.

This application proposes modifications of the club's conditional use permit to convert the existing 4 clay tennis courts and 3 of the existing hard-surface tennis courts to 14 pickleball courts. The rationale for the proposed change is outlined below:

1. Life Time is a multi-recreational athletic resort offering a variety of recreational and sports activities for the community.
2. As a part of the Life Time brand, we are always changing, updating, and evolving to keep up with the latest trends. Pickleball is a rapidly growing activity for all ages, and we would like to serve this growing need for the community.
3. Life Time is a second-to-none operator of Health and Fitness facilities across the US and Canada, and we plan be operating over 300+ pickleball courts across the county by the end of 2022. Life Time currently operates 143 pickleball courts nationwide.
4. The (4) existing clay courts at our Roseville club are currently under-utilized and require excess water usage to maintain.

Attachment 1

LIFETIME

Operations

1. The hours of operation for the proposed outdoor pickleball will match the existing hours of operation for tennis. Those currently permitted hours of operation year-long are: Monday – Friday 8am – 10pm (except for 4 tennis courts closest to single family residences to the east that currently close at 9pm rather than 10pm per our conditions of approval, this will impact the 4 pickleball courts that are replacing 2 of the northeastern clay courts (see Figure 1 below) – they will close at 9pm Monday – Friday), and all courts will operate Saturday and Sunday 8am – 8pm.
    a. The most active days are anticipated to be Monday- Saturday. The most active times are expected to be 10am-6pm. In the summer, peak times are expected to be 8am-10am, and 6pm-9pm due to the heat.

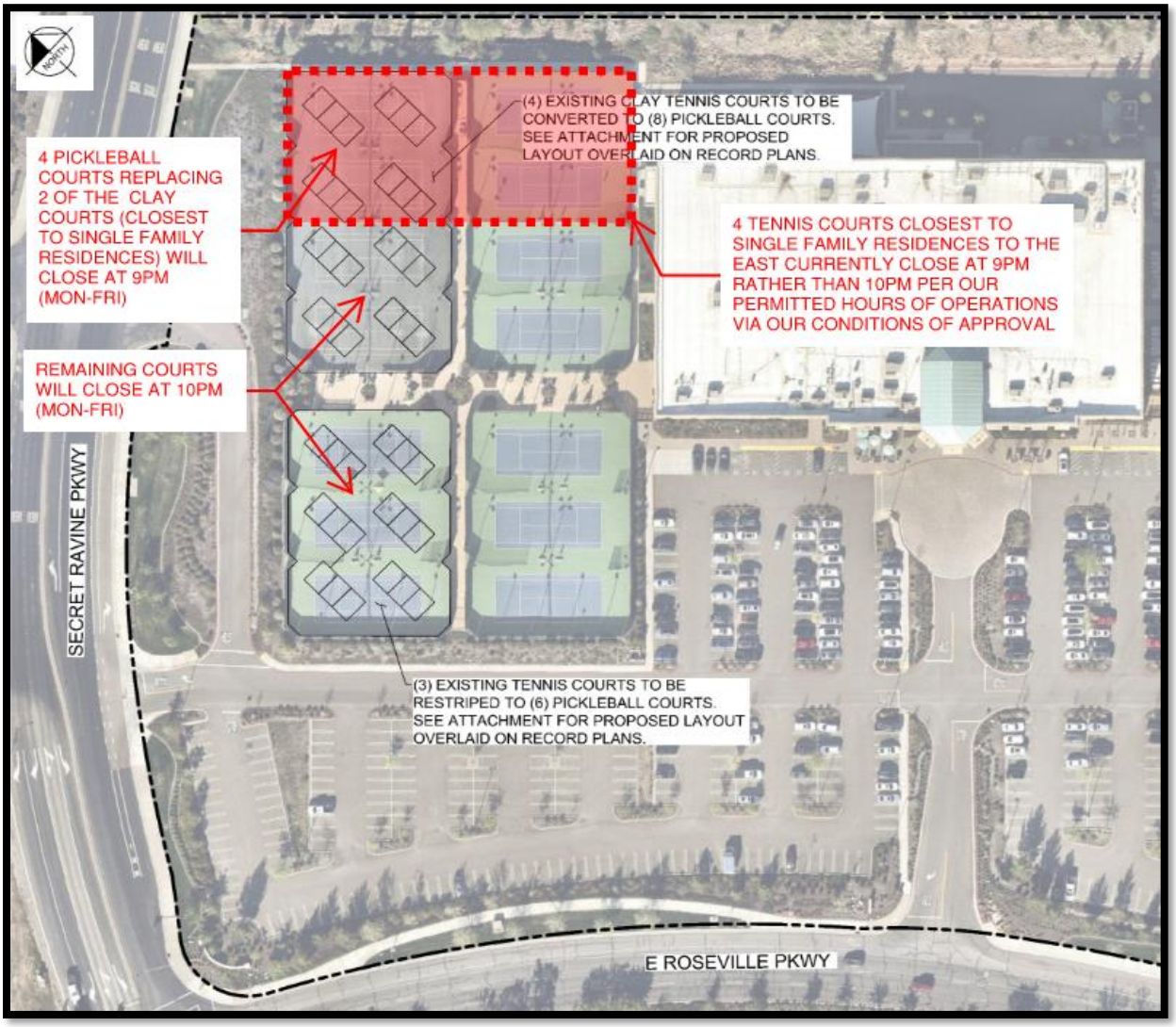


Figure 1: Monday-Friday Hours of Operation for Pickleball Based on Current Permitted Hours of Operations Year-Long via Conditions of Approvals from City of Roseville

LIFETIME

2. The courts currently have lighting installed and no modifications are proposed with the conversion to pickleball courts.
3. Each grouping of courts is fully enclosed and has black wind-screening around the fencing for wind, sound, and privacy purposes. No modifications to the existing fencing are proposed.
4. The courts can be accessed through an egress door internal to the western portion of the club. Outside, the courts are accessed through the patio/ seating area where the wind-screening opens.

Proposed Changes

Life Time proposes to convert 4 existing clay tennis courts and 3 existing hard-surface tennis courts to 14 pickleball courts as identified on the attached aerial plans. The 7 southeastern tennis courts closest to the existing Life Time building will remain.

There is an existing patio in the middle separating a group of 8 tennis courts (4 northern to be converted to pickleball) on the east and 6 courts (3 northern to be converted to pickleball) on the west. This patio has been used as a gathering/social area for players when they are not on the courts, and it will continue to be used as such for the pickleball conversions.

Pickleball activities will include recreational play, drop-in sessions for groups at similar levels of play, small group clinics, leagues, and occasional tournaments. It is expected that Life Time will host 1-3 larger tournaments per year, likely one to be affiliated with the Professional Pickleball Association (PPA). The PPA affiliated tournament will likely be a 4-day tournament (9am-7pm). Life Time will also host smaller tournaments that will be far less attended and of lower volume (club tournaments, inter-club tournaments, Mixers, Events). Smaller tournaments are likely to be held quarterly, and events to be held monthly. Life Time will work directly with the PPA to shuttle non-members and players on/off property for the PPA affiliated tournament. Life Time has experience working with the PPA at the Rancho San Clemente and Charlotte clubs. The PPA will likely work this out with a local high school, shopping mall, or outlet plaza. Only members/team members would be permitted to park on the property for the large tournament. Life Time will apply for special events permits as required by the City of Roseville for all tournaments and events. Tournaments will likely be held on weekend days, which are typically less busy for the club for parking.

Life Time engaged *Saxelby Acoustics* to perform an acoustic study of the proposed pickleball conversion. The noise analysis for the proposed conversion of 7 existing tennis courts to 14 pickleball courts indicated that property line noise levels at the nearest sensitive receptors comply with the City of Roseville exterior noise standards. In fact, there was only a minor increase of 1 dBA in noise levels to the existing, approved tennis noise levels. Life Time will be incorporating all recommendations of the Acoustic Study into the application. The full acoustic study with results and recommendations is attached.

LIFETIME

Please contact me at (952) 401-2477 if you have any questions. We're looking forward to proceeding with this minor amendment to our CUP with Roseville and hope you are equally as excited for this popular amenity to be a part of your community.

Sincerely,

Megan Eaton
Development Director
Life Time Property Development

Environmental Noise Assessment

Life Time Roseville Pickleball Conversion

City of Roseville, California

June 6, 2022

Project #220513

Prepared for:

Life Time Property Development
2900 Corporate Place
Chanhassen, MN 55317

Prepared by:

Saxelby Acoustics LLC

Luke Saxelby, INCE Bd. Cert.
Principal Consultant
Board Certified, Institute of Noise Control Engineering (INCE)

(916) 760-8821
www.SaxNoise.com | Luke@SaxNoise.com
915 Highland Pointe Drive, Suite 250
Roseville, CA 95678

INTRODUCTION

The Life Time Roseville Pickleball Project is located at 1435 E. Roseville Parkway, Roseville, CA 95661. The project will consist of the conversion of 7 tennis courts to 14 pickleball courts at the western boundary of the project site. Four (4) of the existing courts are clay courts, which will be resurfaced and re-striped, and the other three (3) existing courts are hard-surface courts, which will simply be re-striped. The primary noise source comes from the operation of the proposed pickleball and existing tennis courts. Single family residential land uses are located to the north of the project site. The purpose of this analysis is to predict the noise generation associated with these uses and to achieve compliance with the applicable City of Roseville noise level standards.

Figure 1 shows the project site plan. **Figure 2** shows an aerial photo of the project site and noise measurement locations.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

Fundamentals of Acoustics

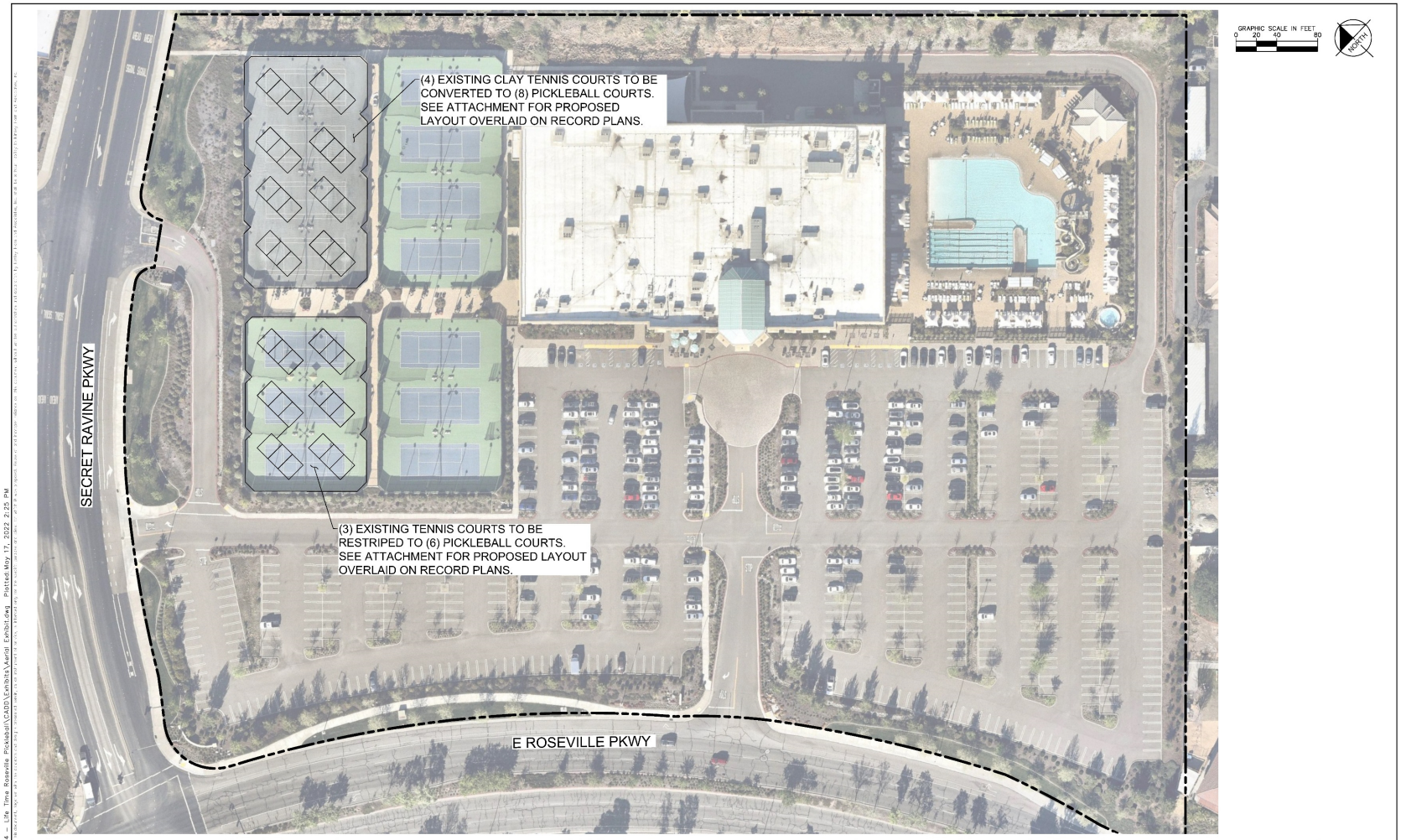
Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels, but are expressed as dB, unless otherwise noted.

Attachment 2



No.	REVISIONS	DATE	BY

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE: 925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

KHA PROJECT 197117004
DATE 5/17/2022
SCALE AS SHOWN
DESIGNED BY SA
DRAWN BY EC
CHECKED BY SA

PRELIMINARY SITE PLAN
LIFE TIME FITNESS
1435 E ROSEVILLE PARKWAY,
ROSEVILLE, CA 95661

SHEET NUMBER
C1.0

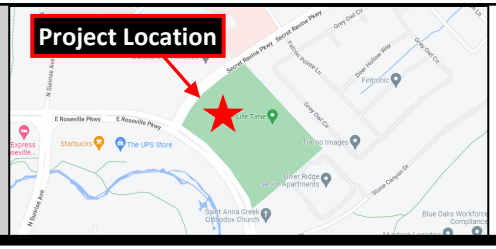
K:\OAK_LDEV\197117004 - Life Time Roseville Pickleball\CADD\Exhibits\Aerial Exhibit.dwg Plotted:May 17, 2022 2:25 PM

Life Time Roseville Pickleball Courts

City of Roseville, California

Figure 1

Project Site Plan



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Attachment 2

Life Time Pickleball Conversion

City of Roeville, California

Figure 2

Noise Measurement Site

Legend

Project Site

Noise Measurement Site - Long Term

10 m 30 m 50 m 70 m

Projection: UTM Zone 10 / WGS84 / meters
Rev. Date: 05/31/2022

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The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn}, and shows very good correlation with community response to noise.

The day/night average level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

EXISTING AMBIENT NOISE LEVELS

The existing noise environment in the project area is defined primarily by local roadway traffic and existing tennis operations at Life Time.

Saxelby Acoustics conducted a continuous noise measurement survey to quantify the existing ambient noise environment at the project site. The noise measurement location is shown on **Figure 2**. A summary of the noise level measurement survey results is provided in **Table 2**. **Appendix B** contains the complete results of the noise monitoring.

The sound level meter was programmed to record the maximum, median, and average noise levels at the project site during the survey. The maximum value, denoted L_{max}, represents the highest noise level measured. The average value, denoted L_{eq}, represents the energy average of all of the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50}, represents the sound level exceeded 50 percent of the time during the monitoring period.

A Larson Davis Laboratories (LDL) model 831 precision integrating sound level meter was used for the ambient noise level measurement survey. The meter was calibrated before and after use with a CAL 200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

TABLE 2: SUMMARY OF EXISTING BACKGROUND NOISE MEASUREMENT DATA

Location	Date	L_{dn}	Daytime L_{eq}	Daytime L_{50}	Daytime L_{max}	Nighttime L_{eq}	Nighttime L_{50}	Nighttime L_{max}
LT-1	5/26/2022 to 5/27/2022	54	53	51	67	46	44	59
(Backyard)		49	48	46	62	41	39	54

*Notes: * Noise measurements at LT-1 were taken in front of the existing 6-foot tall masonry sound wall. The levels in this row have been reduced by 5 dBA to account for typical sound wall noise reduction in the residential backyard.*

- *All values shown in dBA*
- *Daytime hours: 7:00 a.m. to 10:00 p.m.*
- *Nighttime Hours: 10:00 p.m. to 7:00 a.m.*
- *Source: Saxelby Acoustics 2022*

REGULATORY CONTEXT

FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

STATE

There are no state regulations related to noise that apply to the Proposed Project.

LOCAL

City of Roseville General Plan

The City of Roseville General Plan Noise Element Table IX-1 (**Table** 3**3**) establishes an acceptable interior and exterior noise levels for various uses within the City. The relevant criteria are reproduced below:

TABLE 3: CITY OF ROSEVILLE LAND USE COMPATIBILITY CHART IX-1

Land Use	Outdoor Activity, Areas[1] L_{dn}/CNEL, dB	Interior Spaces	
		L_{dn}/CNEL, dB	L_{eq}, dB[2]
Residential	60[3]	45	--
Transient Lodging	60[3]	45	--
Hospitals. Nursing Homes	60[3]	45	--
Theaters, Auditoriums, Musics Halls	--	--	35
Churches, Meeting Halls	60[3]	--	40
Office Buildings	65	--	45
Schools, Libraries, Musuems	--	--	45
Playground, Neighborhood Parks	70	--	--

[1]Outdoor activity areas for residential developments are considered to be the backyard patios or decks of single family dwelling, and the patios or common areas where people generally congregate for multi family developments.

Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas, and outside lunch facilities.

Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

[2]As determined for a typical worst-case hour during periods of use.

[3]Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 75 dBA L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Source: City of Roseville General Plan Noise Element 2035.

The City of Roseville General Plan Noise Element Table 1X-3 (**Table 4**) establishes an acceptable exterior noise levels for stationary noise sources.

TABLE 4: CITY OF ROSEVILLE NOISE ELEMENT TABLE 1X-3

Source: City of Roseville General Plan Noise Element 2035.

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq}, dB	50	45
Maximum Level, dB	70	65

For municipal power plants consisting primarily of broadband, stead state noise sources, the hourly (L_{eq}) noise standards may be increased up to 10 dB(A), but no exceed 55 dB(A) Hourly L_{eq}, dB.

Each of the noise levels specified above should be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recuring impulsive noises. Such noises are generally considered by residents to be particularly annoying and are a primary source of noise complaints. These noise level standards do not apply to resident units established in conjunction with industrial or commercial uses.

No standards have been included for interior noise levels. Standard construction practices should, with exterior noise levels identified, result in acceptable interior noise levels.

Source: City of Roseville General Plan Noise Element 2035.

Based upon review of the City of Roseville General Plan Noise Element standards, hourly noise level limits of 50 dBA L_{eq} / 70 dBA L_{max} during the daytime (7:00 a.m. to 10:00 p.m.) and 45 dBA L_{eq} / 65 dBA L_{max} during the nighttime (10:00 p.m. to 7 a.m.). However, the City applies a -5 dB penalty to noise which includes recurring repetitive sounds. The sound emanating from tennis facilities, basketball courts, and pickleball are typically considered to be repetitive. Therefore, this report assumes that the City's standards will be lowered to 45 dBA L_{eq} / 65 dBA L_{max} during daytime hours and 40 dBA L_{eq} / 60 dBA L_{max} during nighttime hours.

EVALUATION OF PROJECT OPERATIONAL NOISE ON EXISTING SENSITIVE RECEPTORS

The primary noise source on the proposed project site would be operational noise from 14-proposed pickleball courts.

Saxelby Acoustics used reference pickleball noise data from Bollard Acoustical Consultants (BAC) collected from a similar facility.[1] Saxelby Acoustics assumes that courts could be used during daytime (7:00 pm to 10:00 pm) hours. Therefore, this analysis looks at compliance with the City's daytime noise standard of 50 dBA, reduced by 5 dBA to account for tonal/repetitive noise of Pickleball play. Pickleball noise level is expected to produce noise levels of approximately 58 dBA L_{eq} at 25 feet from the edge of a single court. Additionally, it was assumed that a 10-foot-tall acoustical fencing would be located on the perimeter of the courts, as shown on **Figure 3**. Fencing was assumed to consist of AcoustiFence® Soundproofing Material (**Attachment 1**), or similar exterior noise barrier material with a sound transmission class (STC) rating of 28, or higher.

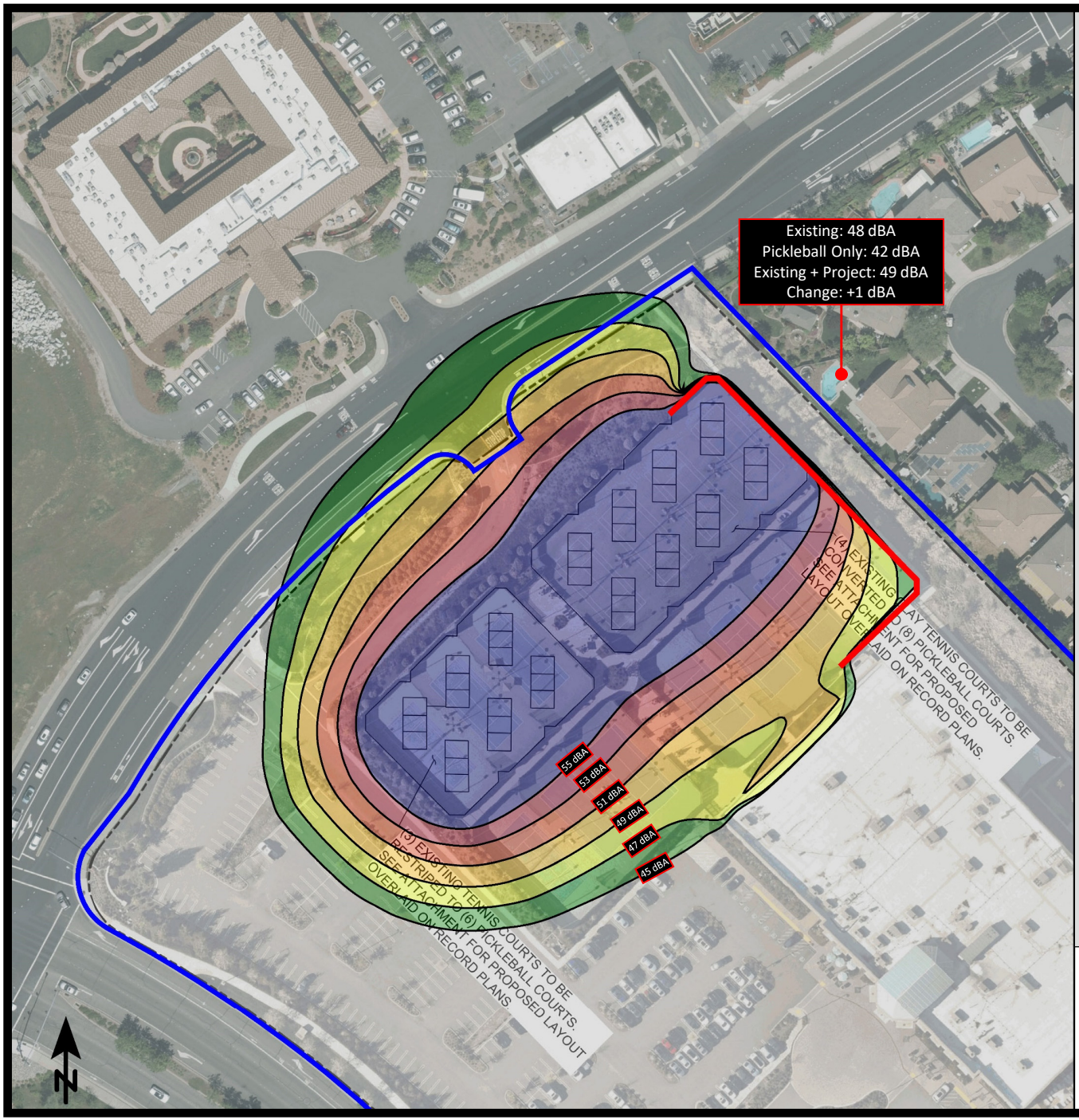
It should be noted that maximum (L_{max}) noise levels from the pickleball play is predicted to be approximately 19 dBA higher than average (L_{eq}) noise levels. The City of Roseville noise standards for maximum noise levels are 20 dB higher than the average standards. Therefore, compliance with the average (L_{eq}) noise standard will result in maximum noise levels which are 1 dBA less than the City's L_{max} standard. Therefore, for simplicity, this analysis will focus on the more restrictive (L_{eq}) standard.

Saxelby Acoustics used the SoundPLAN noise prediction model. Inputs to the model included sound power levels for the proposed amenities, existing and proposed buildings, terrain type, and locations of sensitive receptors. These predictions are made in accordance with International Organization for Standardization (ISO) standard 9613-2:1996 (Acoustics – Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation.

Figure 3 shows the operational noise contour map at each of the closest residential lots.

[1] *Environmental Noise Assessment, Sun City Lincoln Hills Pickleball Courts.* Bollard Acoustical Consultants, Inc. October 4, 2017.

Attachment 2



Life Time Pickleball Conversion

City of Roseville, California

Figure 3

Pickleball Noise Contours with Acoustic Fencing (dBA L^{eq}) – 14 Active Pickleball Courts

Signs and symbols

- Property Line
- 10' Tall Acoustic Fencing

Levels in dB(A)

- <= 45
- 45 - 47
- 47 - 49
- 49 - 51
- 51 - 53
- 53 - 55
- > 55

1 : 1450

0 5 10 20 30 40 m

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CONCLUSIONS

The noise analysis for the proposed conversion of 7 existing tennis courts to 14 pickleball courts indicates that property line noise levels at the nearest sensitive receptors would comply with the City of Roseville exterior noise standards, with a minor increase of 1 dBA in noise levels to the existing tennis noise levels. This analysis assumes the following noise control measures are to be implemented into the project design:

- There is an existing acoustic barrier in place around the tennis courts adjacent to the residential neighbors to the north. The existing barrier is recommended to be replaced as part of this scope. In order to comply with the noise standards, a replacement acoustic barrier shall be installed on portions of the perimeter pickleball court fencing. It is assumed that this material would extend 10-feet above grade and would not have substantial openings or penetrations facing the adjacent residential uses. We recommend use of AcoustiFence® Soundproofing Material (**Attachment 1**), or similar exterior noise barrier material with a sound transmission class (STC) rating of 28, or higher. **Figure 3** shows the specific curtain locations.

- The hour of operation for the proposed outdoor pickleball will match the existing hours of operation at the club for tennis: Monday – Friday 8am – 10pm, and Saturday and Sunday 8am – 8pm.

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Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

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Appendix B: Continuous Ambient Noise Measurement Results

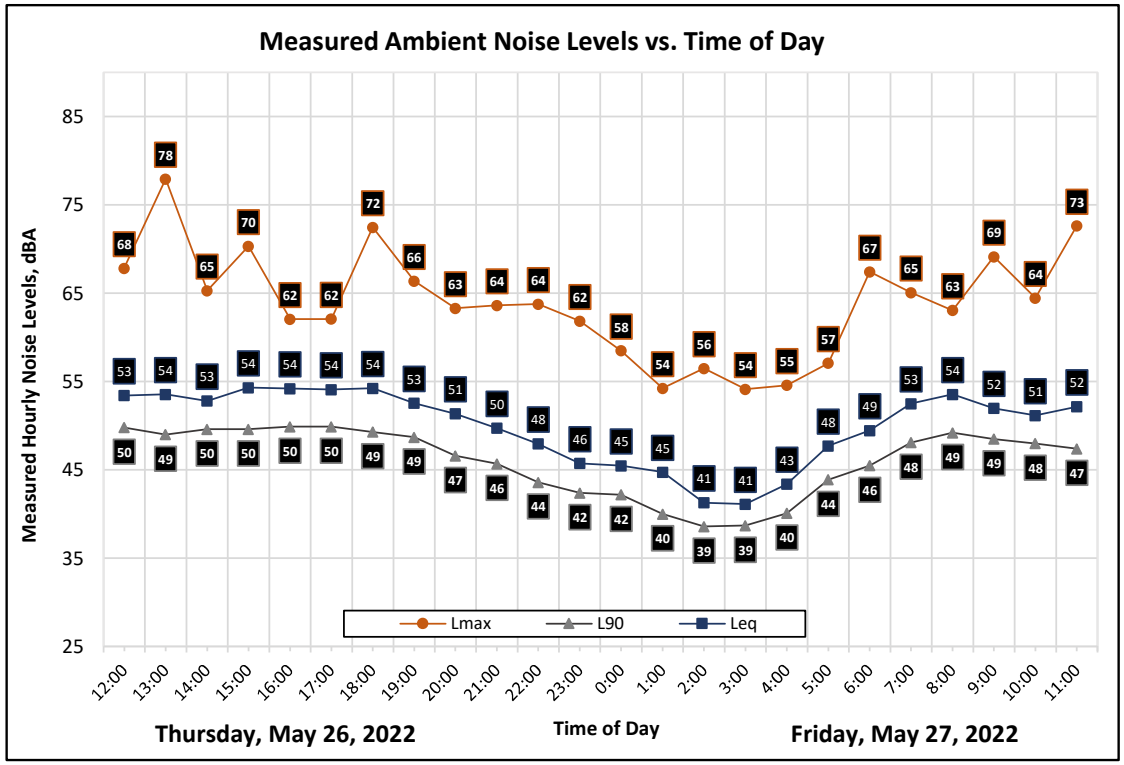
Attachment 2

Appendix B1: Continuous Noise Monitoring Results

Site: LT-1
Project: Life Time West Roseville CA Pickleball
Meter: LDL 831-1
Location: Northern Project Boundary
Calibrator: CAL200
Coordinates: 38.7628875°, -121.2449750°

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Thursday, May 26, 2022	12:00	53	68	52	50
Thursday, May 26, 2022	13:00	54	78	52	49
Thursday, May 26, 2022	14:00	53	65	52	50
Thursday, May 26, 2022	15:00	54	70	53	50
Thursday, May 26, 2022	16:00	54	62	53	50
Thursday, May 26, 2022	17:00	54	62	53	50
Thursday, May 26, 2022	18:00	54	72	53	49
Thursday, May 26, 2022	19:00	53	66	51	49
Thursday, May 26, 2022	20:00	51	63	49	47
Thursday, May 26, 2022	21:00	50	64	48	46
Thursday, May 26, 2022	22:00	48	64	46	44
Thursday, May 26, 2022	23:00	46	62	45	42
Friday, May 27, 2022	0:00	45	58	44	42
Friday, May 27, 2022	1:00	45	54	43	40
Friday, May 27, 2022	2:00	41	56	40	39
Friday, May 27, 2022	3:00	41	54	40	39
Friday, May 27, 2022	4:00	43	55	42	40
Friday, May 27, 2022	5:00	48	57	47	44
Friday, May 27, 2022	6:00	49	67	49	46
Friday, May 27, 2022	7:00	53	65	51	48
Friday, May 27, 2022	8:00	54	63	52	49
Friday, May 27, 2022	9:00	52	69	51	49
Friday, May 27, 2022	10:00	51	64	50	48
Friday, May 27, 2022	11:00	52	73	50	47

Statistics	Leq	Lmax	L50	L90
Day Average	53	67	51	49
Night Average	46	59	44	42
Day Low	50	62	48	46
Day High	54	78	53	50
Night Low	41	54	40	39
Night High	49	67	49	46
Ldn	54	Day %		89
CNEL	55	Night %		11



Attachment 1: AcoustiFence
Noise Reducing Fence Material

Product Data Sheet

Product Name

AcoustiFence® Noise Reducing Fences

For Manufacturer Info:

Contact:
Acoustiblok, Inc.
6900 Interbay Boulevard
Tampa, FL 33616
Call - (813) 980-1400
Fax - (813)849-6347
Email - sales@acoustiblok.com
www.acoustiblok.com

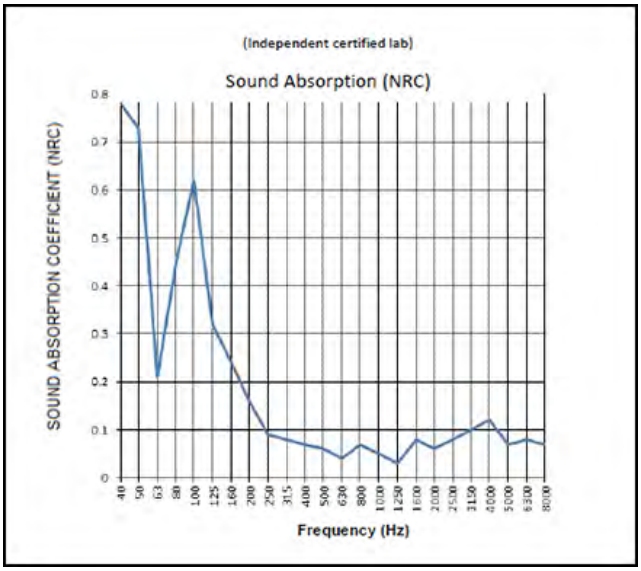
Product Description

Basic Use

AcoustiFence was originally developed by Acoustiblok, Inc. for noise isolation on offshore oil rigs, but has since proven successful in many other demanding outdoor settings, such as construction sites, commercial/industrial facilities, and residential communities.

AcoustiFence Noise Reducing Fences

AcoustiFence is a unique, heavy-mineral filled, barium free, viscoelastic acoustical material that is made in the U.S.A. Unlike fences or shrubs, this material does extraordinarily well in blocking direct sound, and a unique characteristic of the material sets it apart from other sound barriers when dealing with very low frequencies.



Sound Absorption Test Results

Benefits:

- Effectively reduces exterior noise
- Over 300 UL Classifications
- Easy to install
- Resistant to UV, dirt and water
- Resistant to corrosion, mold and mildew

Product Name

AcoustiFence® Noise Reducing Fences

AcoustiFence Noise Reducing Fences continued…

In frequencies of 50Hz and below, the heavy limp AcoustiFence material actually begins to vibrate from low frequency sound waves. In essence it is transforming these low frequency sound waves into mechanical movement and internal friction energy. Laboratory tests indicate that this transformation process inhibits these lower frequencies from penetrating AcoustiFence, reducing their level by over 60 percent relative to the human ear. In addition, AcoustiFence becomes an absorbent material in these frequencies with test results show an NRC (noise reduction coefficient) as high as 0.78 (with 1.00 being the max). As such it is clear that AcoustiFence not only reduces sound as a barrier, but also acts as an acoustical absorbent material in very low frequencies, as opposed to reflecting those frequencies back like most other barriers. It is worth noting that lead sheets (which are toxic) work in the same manner.

Green AcoustiFence

One of Acoustiblok's most popular products, designed as an advanced sound barrier that easily attaches to most types of fencing, is now available in a new green shade that easily blends into the environment. This makes it ideal for landscaping projects, residential home use and any outdoor applications where blending into the natural foliage is a concern.

Green AcoustiFence has the same sound deadening properties and features as our original black AcoustiFence. In addition, this new version features advanced reinforced edging and stainless steel cable ties. Made and sourced in the USA, It comes in 6x30 foot sections and is one of the most effective first steps in reducing noise for industrial, commercial and residential projects.

Product Data Sheet

Product Name

AcoustiFence® Noise Reducing Fences

Sound Transmission Class (STC)

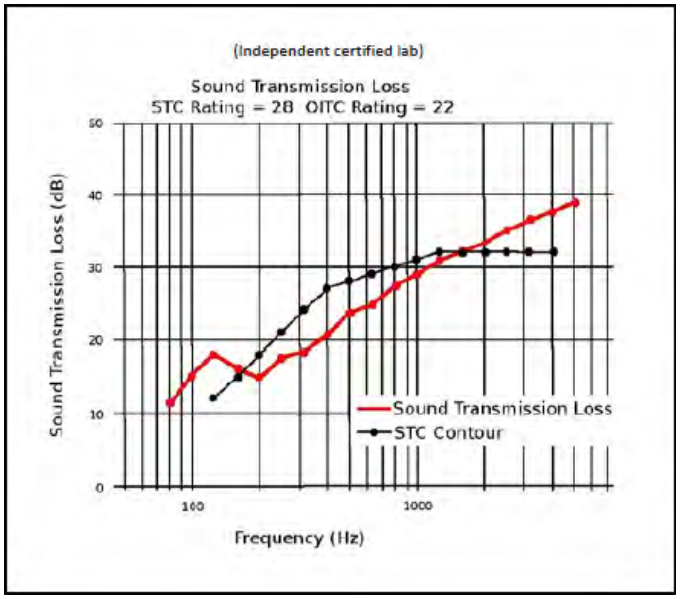
Sound Transmission Class (STC) is a single number that represents the sound blocking capacity of a partition such as a wall or ceiling.

STC numbers are often called out in architectural specifications, to assure that partitions will reduce noise levels adequately. For performance similar to laboratory test numbers, it is necessary to adhere closely to the construction materials and techniques used in the tested partition.

STC is calculated by comparing the actual sound loss measured when 18 test frequencies pass through a partition, with fixed values for each STC level. The highest STC curve that the measured sound loss numbers fit under, determines the STC rating of the partition.

STC calculations emphasize sound frequencies that match the human voice. A high STC partition will block the sound of human speech and block noise that interferes with human speech. To estimate high and low frequency performance, consult the Sound Transmission Loss graph included in STC test reports. Impact Insulation Class (IIC) measure transmitted impact noise and are specified for floor-ceiling assemblies only.

Acoustical test reports for numerous wall and floor/ceiling designs are available from Acoustiblok on request. All our test data is taken directly from independent 3rd party laboratories under NVLAP certification.



Sound Transmission Loss Test Results

Product Data Sheet

Product Name

AcoustiFence® Noise Reducing Fences

Physical Properties

- Barium free
- Minimum STC 28 per ASTM E90-02 & ASTM E413-87
- Minimum sound attenuation 24 dBA @ 100Hz & 16dBA @ 40Hz
- Size - 6 ft.(1.83m) x 30 ft.(9.14m) x 0.125 in. (.3mm) – 180 ft² (16.83m²)
- Color - black or green
- High UV resistance
- Heat tolerance: 200°F (93°C) for 7 days, less than 1% shrinkage with no deformation.
- Freezes at -40°F (-40°C). Do not unroll or flex frozen material. Properties not affected by freeze/thaw cycles.
- No fungal or algal growth and no visible disfigurement, per ASTM D3273 and ASTM D3274 (rating=10)
- Tensile Strength - min. 365 PSI
- Weight per section: 185 lbs. (84Kg)

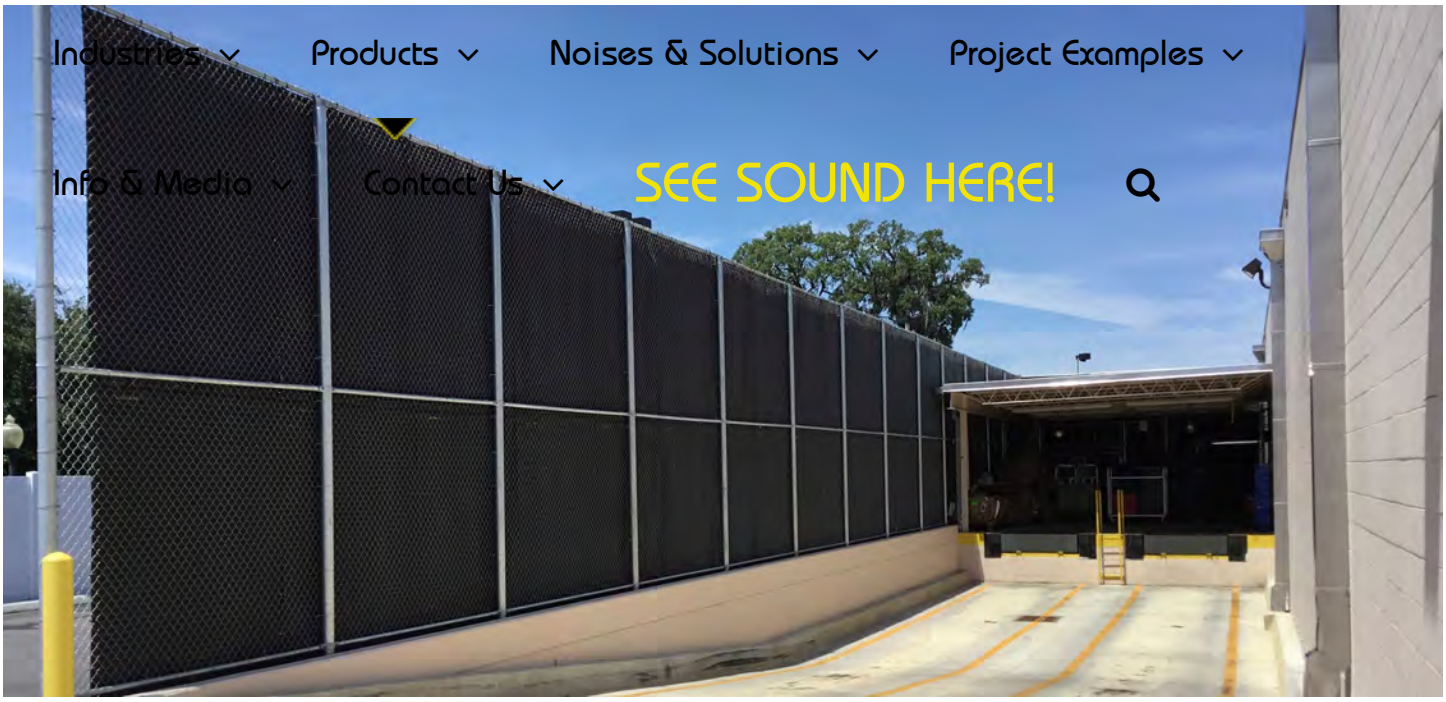
Material Specifications – Part # "Acoustifence 6x30 Industrial"

Acoustical Rating	STC 28 / OITC 22
Size	6 ft. (1.83m) x 30 ft. (9. 14m) x 0.125 in .(3mm) 180 ft² (16.72m²)
Weight	185 lbs. (84Kg)
Fastening	Black brass grommets every 6 in. (152mm) along top edge with four grommets spaced along the bottom edge. Commonly installed horizontally.
Color	Black
(This is an industrial product and minor surface blemishes are a possibility.)	

6900 Interbay Blvd
Tampa, Florida USA 33616
Telephone: (813)980-1440
www.Acoustiblok.com
sales@acoustiblok.com

Disclaimer – This text will be replaced with canned disclaimer verbiage. This text will be replaced with canned disclaimer verbiage. This text will be replaced with canned disclaimer verbiage. This text will be replaced with canned disclaimer verbiage. This text will be replaced with canned disclaimer verbiage.

Attachment 2



Acoustifence®
(Patented)

Noise Reducing Fences

The Right Material

Acoustifence-Noise Reducing Fences – Acoustifence® AF-6 is a patented, highly effective, yet simple to install, outdoor acoustical barrier. The U.V. and mold resistant qualities of Acoustifence make it uniquely suited to outdoor use. You can also paint it to blend in to any environment.

Attachment 2

performance using Acoustifence than you would using typical construction materials. This also means that Acoustifence is a great solution compared to a wooden fence or any other type of reflective barrier.

Ease of Use

Acoustifence is extremely easy to install. You can secure it to a chain link fence, sandwich it between a wooden shadow box fence, or secure it to a frame as a stand alone material. This allows for a quick installation and a quick resolution to any noise complaints.

Acoustifence comes equipped with standard edge reinforcement and mounting grommets. We offer installation suggestions for each type of installation.

Details

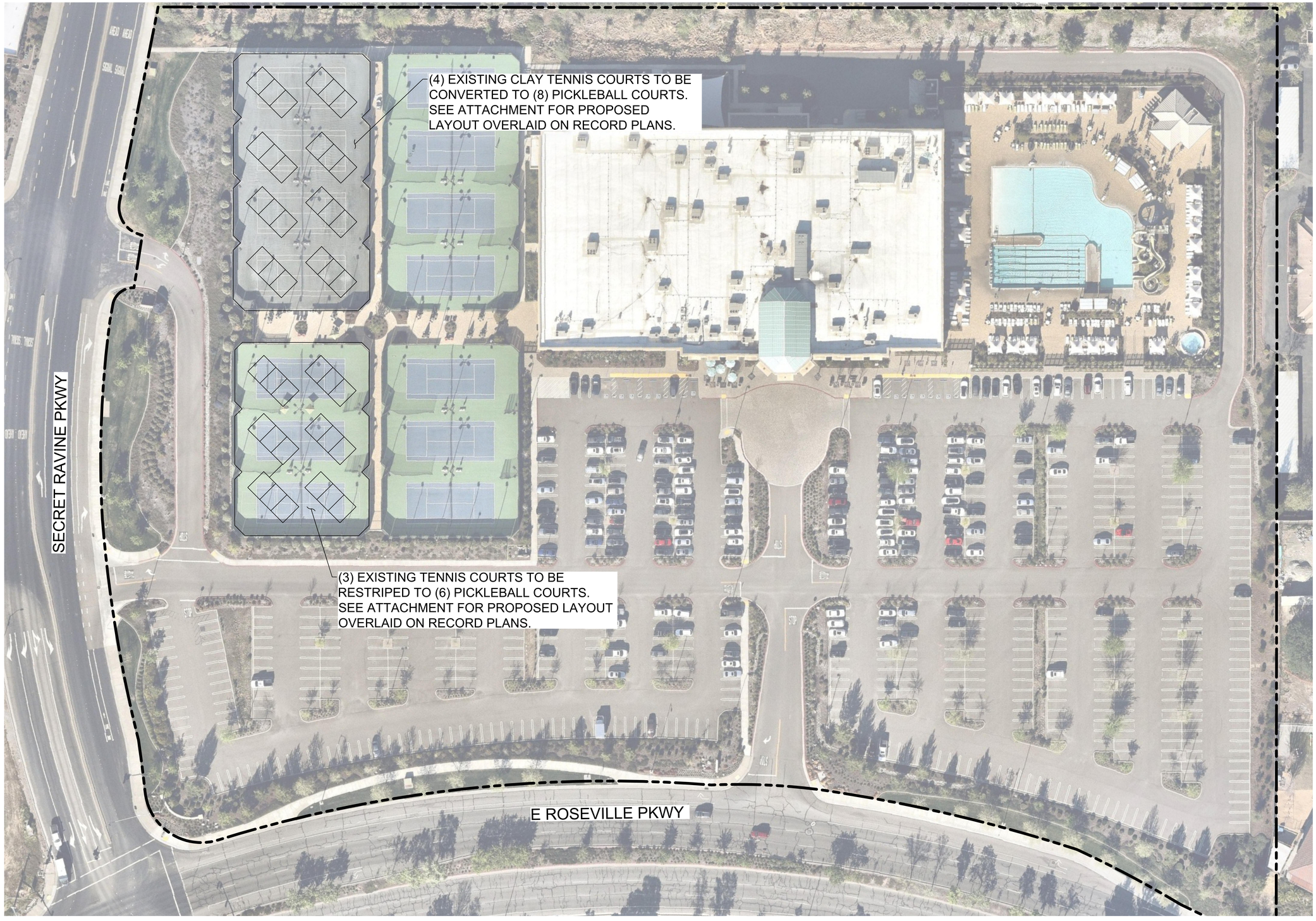
Acoustifence is 1/8” thick and comes in standard sizes of 6’ x 30’. You can also order custom lengths and if your project involves greater heights,

Attachment 2

direction, humidity and temperature.

Feel free to contact us to speak with one of our Acoustifence specialists. We look forward to helping you with your outdoor noise and sound issues.

Exhibit A



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\OAK_LDEV\197117004 – Life Time Roseville Pickleball\CADD\Exhibits\Aerial Exhibit.dwg Plotted:May 17, 2022 2:25 PM

No.	REVISIONS	DATE	BY

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE: 925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

KHA PROJECT	197117004
DATE	5/17/2022
SCALE	AS SHOWN
DESIGNED BY	SA
DRAWN BY	EC
CHECKED BY	SA

PRELIMINARY SITE PLAN
LIFE TIME FITNESS
1435 E ROSEVILLE PARKWAY,
ROSEVILLE, CA 95661

SHEET NUMBER
C1.0

Exhibit B

Red = Revised with PL22-0150

PROPOSED LIFE TIME FITNESS
OPERATIONAL CONDITIONS

A. Hours of Operation

Main Building: 4:00am – Midnight. With the exception of lap swimming, no outdoor activities or uses shall take place before 7:00am.

Outdoor Pool: Dawn to dusk, with the exception that Family/recreational swim shall not begin until 10:00am and lasts until 8:30pm (lap swimming may begin at 4:00am and is permitted until midnight).

Tennis & Pickle Ball Courts: 8:00am – 10:00pm with the exception of the four (4) closest courts to single family residences to the east, which shall be closed at 9:00 pm and their pole lights be turned off at that time. Only security level lighting on bollards shall be allowed after 10:00pm.

B. Swim Team/Swim Meets

No outdoor swim meets or events will be held at the project site.

C. Enhanced Landscaping

Pursuant to the submitted landscaping plan, eight (8) 36" box broadleaf evergreen trees shall be planted on the slope between the wall and emergency access driveway to the rear of the building, screening views to and from the building. Eight (8) 36" box coniferous evergreen trees shall be planted around the trash enclosure and the turn around.

D. Events/Outdoor Music

Outdoor music in compliance with the City Noise Ordinance shall be allowed in the outdoor pool area only on Memorial Day, July 4, Labor Day, and one (1) Yoga Under the Stars event from 10:00am-8:00pm.

PLANNING COMMISSION COMMUNICATION

Title:	SRSP PCL 57 – Egov Addition, 3736 Miners Ravine Dr, File # PL22-0031
Contact:	Escarlet Mar, emar@roseville.ca.us, (916) 774-5247

Meeting Date: 8/11/2022
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Public Comments

Exhibit A Plans

Planning Division Staff Report
Planning Commission Meeting ***August 11, 2022***

Prepared by: Escarlet Mar, Associate Planner

ITEM 6.2: **Administrative Permit – 3736 Miners Ravine Drive – SRSP PCL 57 – Egov Addition – File #PL22-0031**

REQUEST

The project is a request for an Administrative Permit to construct a 1,260 square foot addition to an existing single family residence. The addition will include 850 square feet of living space and 410 square feet of garage space.

Applicant – Eduard Egov
Property Owner – Eduard Egov & Yelena Viotti

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact and approve the Administrative Permit subject to five (5) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

Pursuant to the City's Zoning Ordinance, residential additions exceeding 700 square feet in area require approval of an Administrative Permit (AP). Historically, requests for an AP have been approved by the Planning Manager unless a public hearing is requested. In this case, several property owners within the project vicinity requested a public hearing (Attachment 1). The concerns raised by the property owners were related to the size and height of the project.

The first iteration of the proposed project included a 1,635 square foot addition and a second 240 square foot garage. The project included a third story measuring approximately 31-feet in height. This version of the project complied with the development standards of the Stone Ridge Specific Plan (SRSP). However, based on the concerns and feedback raised by several nearby property owners, the applicant worked with Staff to revise the project to address many of these concerns. The total square footage has been reduced and the proposed third story addition has been eliminated.

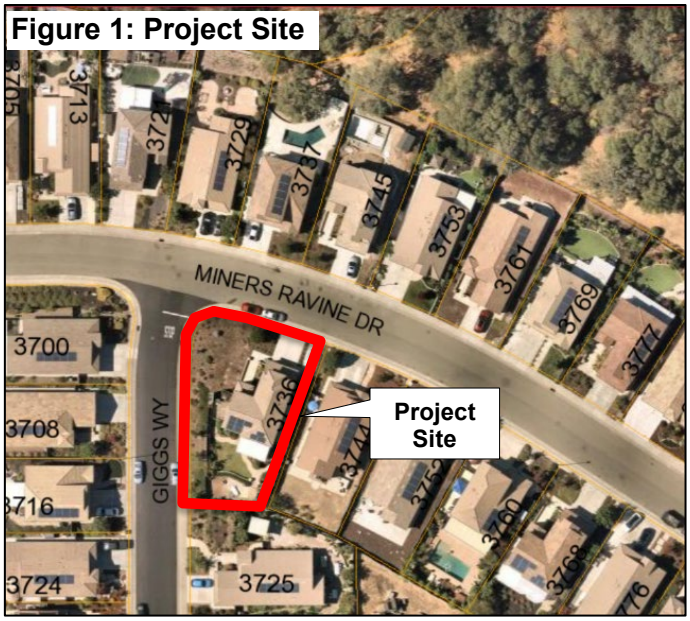


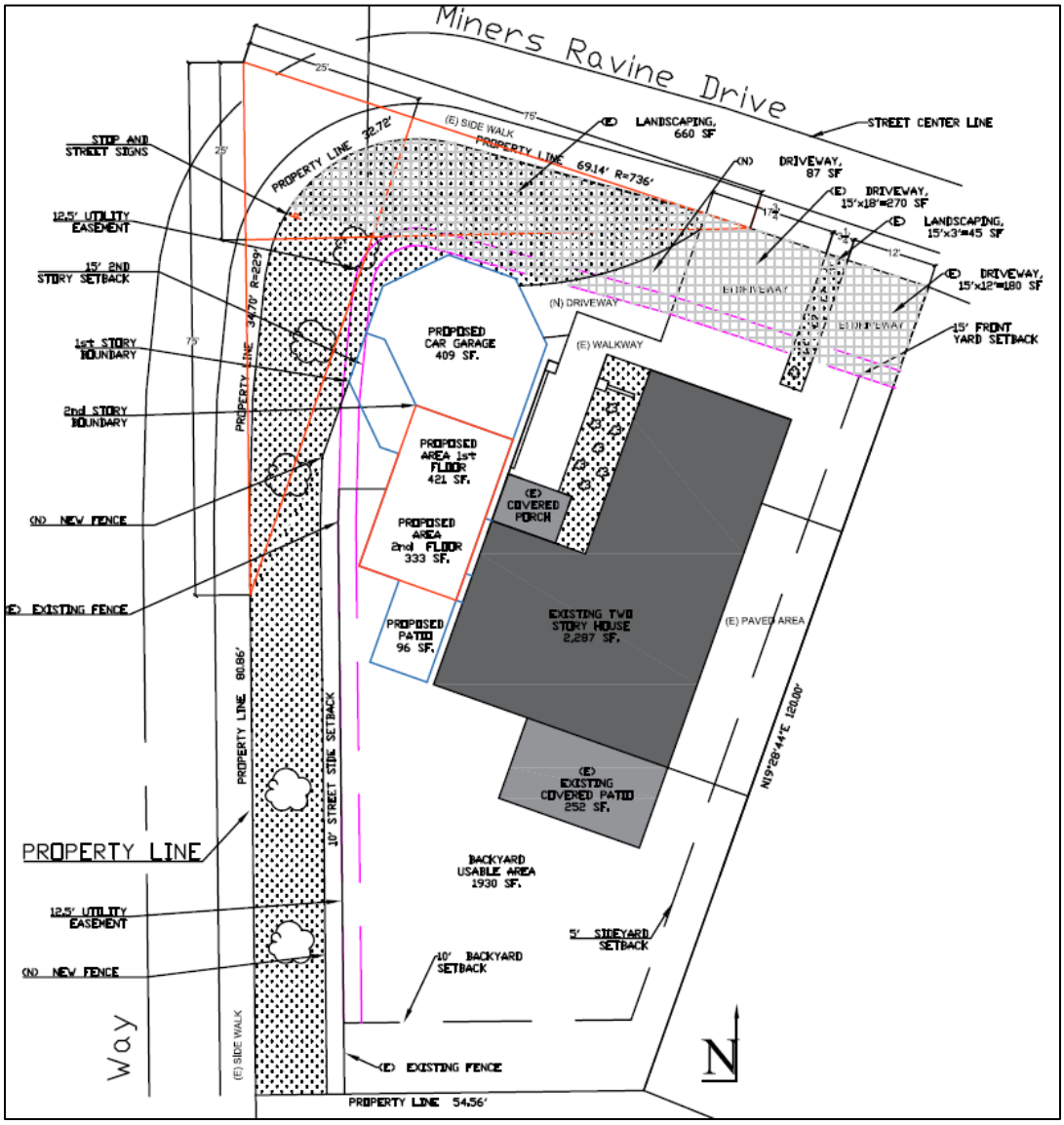
Figure 1: Project Site

BACKGROUND

The project site is located at 3736 Miners Ravine Drive within the SRSP. Specifically, the lot is located at the northeastern corner of Giggs Way and Miners Ravine Drive (see Figure 1). The parcel is on a corner and is approximately 9,654 sf in size. The existing two-story home developed on the lot is 2,711 sf in size, which includes the existing two-car garage. The property has a zoning designation of Small Lot Residential/Development Standards (RS/DS) and a General Plan land use designation of Low Density Residential (LDR-5.1).

The current request is to construct a two-story addition totaling in 850 square feet of living space and a second 410 square foot garage on the northwestern side of the single-family dwelling unit (Figure 2). On the first floor, the applicant proposes a two-car garage, a storage room, and a game room/gym area. On the second floor, the applicant proposes a guest bedroom that would connect to the existing second floor of the house. The addition will allow the property owner to expand their bedroom count, create a recreation room and a second garage. Section 19.10.030 of the Zoning Ordinance states that additions to primary structures that exceed 700 square feet in area require the approval of an Administrative Permit.

Figure 2: Proposed Site Plan



EVALUATION

Section 19.78.060(A) of the City of Roseville Zoning Ordinance requires that three findings be made prior to the approval of an Administrative Permit. The required findings are listed below in ***italicized, bold*** text and are followed by an evaluation in relation to each finding.

1. ***The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.***

The land use designation of the subject property is Low Density Residential, with a density of 5.1 units per acre (LDR-5.1). The proposed project will not increase the number of units on the parcel and is therefore consistent with the designation. The General Plan does not contain any policies or programs specifically related to the location, size, and height of single-family residences or additions. Instead, the General Plan relies on the Development Standards contained in the Zoning Ordinance and the applicable specific plan (i.e., Stoneridge Specific Plan) to regulate the placement and design of residential structures. The project is consistent with the Stoneridge Specific Plan Development Standards and is therefore consistent with the General Plan.

2. ***The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.***

The subject property has a zoning designation of Small Lot Residential/Development Standards (RS/DS). Additions to single-family homes are permitted, provided they meet the development standards of the zone. The table below includes the applicable development standards of the RS/DS zoning district for the existing home and proposed addition. As shown in Table 1 below, the proposed addition complies with the RS/DS development standards.

Table 1: Applicable RS/DS Development Standards

Criteria	RS/DS Zoning District Standard	Existing	Proposed
Front setback	15 ft to living space or side wall of garage; 12.5 ft to porch; 18 ft minimum driveway depth(6)	43 ft to living space; 24 ft driveway depth	15 ft to wall of garage
Side setback	5 ft interior; 12.5 ft street side on first floor; 15 ft street side on second floor	12 ft interior; 21 ft street side on first & second floor	12 ft interior; 12.5 ft street side on first floor; 15 ft street side on second floor
Rear setback	10 ft minimum with minimum useable open space of 700 sq ft or 500 sq ft where a usable front porch is provided(4)	40 ft with 1,930 sf of useable open space	Same
Height limits	35 ft	24 ft	Same
Lot coverage (primary buildings)	None[1]	2,711 sf	1,163

As mentioned above, the proposed addition will conform with all applicable standards and requirements of the Zoning Ordinance.

3. ***The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.***

The subject property is 0.22 acres in size and located at the corner of Giggs Way and Miners Ravine Drive. Currently, there is sufficient space along the western property line for the property owner to expand their home. The applicant proposes to expand the existing residence by increasing the square footage of both the first and second floors. The expansion would create one of the larger homes in the area. There are three (3) custom homes at the end of Miners Ravine Court that are approximately 4,000 square feet

[1] The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is 10 feet. Maximum coverage is a function of lot size, required setbacks and usable open space. A minimum usable open space of 500 square feet may be applied where a front porch is provided with minimum dimensions of six feet by 10 feet exclusive of entry way.

in size. However, due to the custom home design of these lots, the homes are unique for the area. As such, the applicant reviewed other home elevations within the neighborhood that closely aligned with his design and found that by reducing the size of the proposed addition, his home would be more compatible with the neighborhood.

In addition to the first floor and second floor expansion, the applicant proposes to add a second garage along Miners Ravine Drive (see Figure 3 & 4). In an attempt to acknowledge the neighborhood aesthetic, the applicant designed this garage to be separated from the existing garage which helps to break up the mass of the garage doors and is similar to other properties along Miners Ravine Drive. The addition and the second car garage are compatible with the existing neighborhood and would not adversely affect or be materially detrimental to the health, safety, or welfare of the persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

Figure 3: Proposed North Elevation

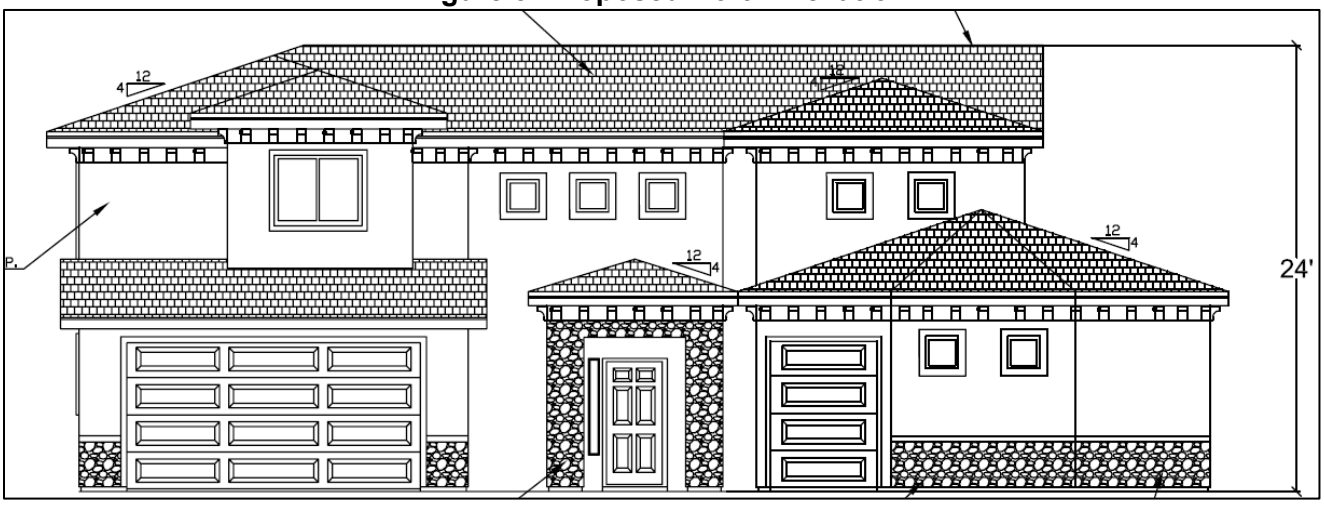
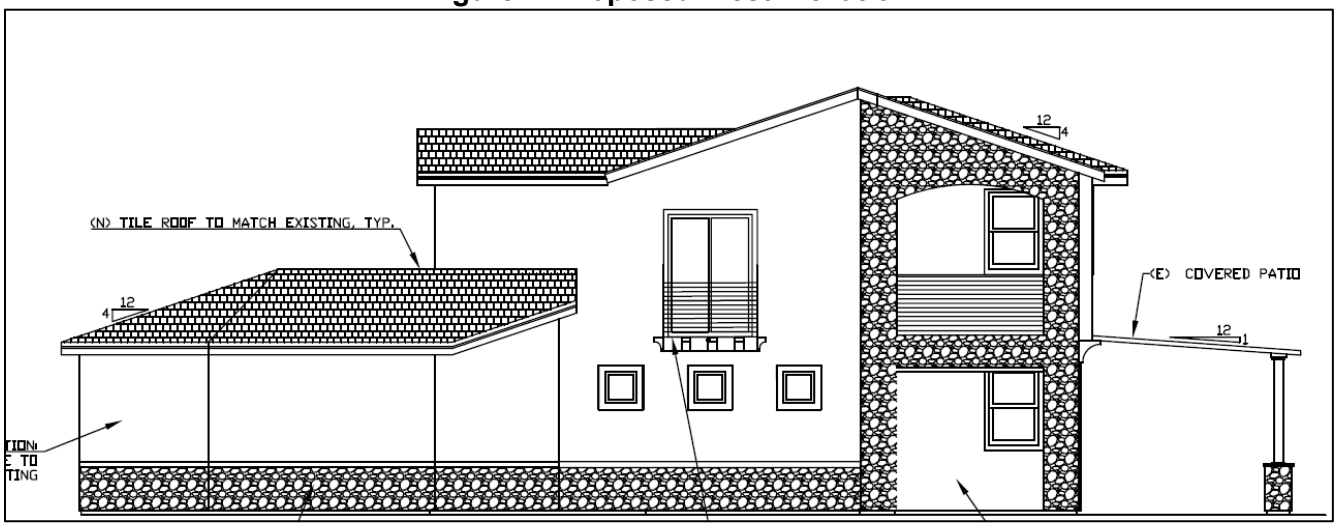


Figure 4: Proposed West Elevation



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. On May 19, 2022, a Notice of Intent to approve an Administrative Permit was distributed to property owners within 300 feet of the project. Five (5) requests for public hearing were received in response to the Notice of Intent. The neighbors' concerns were related to the size of the original addition, which included a third-story element. As a result of the

neighbors' concern, the applicant revised their plans and removed the third-story element. After working with the applicant on revising the scope of work, a hearing before the Planning Commission was scheduled.

A notice of the public hearing was published in the Roseville Press Tribune on July 30, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site. In addition, other property owners who requested a public hearing, but were outside the 300 foot mailing radius, were also sent notice of the hearing. Last the public hearing notice was posted on the RCONA website. No other comments have been received as of publication of this report.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with these exemptions, the project is an expansion of an existing single-family home where the number of dwelling units on the property will not be increased.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE PERMIT** – **3736 Miners Ravine Drive – SRSP PCL 57 – EGOV ADDITION – FILE #PL22-0031** subject to five (5) conditions of approval.

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT – FILE #PL22-0031

1. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)

2. This Administrative Permit approval shall be effectuated within a period of two (2) years from **August 11, 2022** and if not effectuated shall expire on **August 11, 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 11, 2025**. (Planning)

3. A building permit must be issued by the City's Building Division prior to commencement of construction of the proposed addition. (Building)

4. Materials and colors for the proposed addition shall match the existing residence. (Planning)

5. The applicant shall not commence with any on-site improvements such time as grading plans have been submitted for review and are approved with a grading permit issued by the Department of Development Services – Engineering Division. (Engineering)

ATTACHMENT

1. Public comments

EXHIBIT

A. Plans

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

From: Belal Abdul-Hadi
To: Mar, Escarlet
Subject: Public hearing attendance PL22-0031
Date: Monday, May 30, 2022 10:27:36 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Escarlet,

This is Belal. I share a property line with the subject project.

I would like to formally be part of the public hearing that I heard my neighbors already requested.

Can you please share the building plans with me for the subject project? I cannot really visualize were the foot print resides.

Will my fence have to be taken down on my front yard?

FYI I am on @ 3725 Giggs Way, Roseville, CA 95661

Thanks,
Belal

Request for Public Hearing

RECEIVED
MAY 3 1 2022
Planning Department

Project PL22-0031

SRSP PCL 57 - Egov Addition, 3736 Miners Ravine Dr

To: Escarlet Mar, Associate Planner

Submitted on behalf of Julie Abbott (property owner at 3737 Miners Ravine Dr.)
by Jacques St Lazare.

Ms. Abbott respectfully requests a public hearing to review the approval of a permit to build a substantial addition to the property at 3736 Miners Ravine Dr. She feels this addition is not in keeping with the aesthetic of the neighborhood, particularly the sizeable increase in elevation resulting from a proposed three-level structure added to the west end of the house. Most of the existing homes in the immediate vicinity are single-level structures, and the structure in question is already located at the highest natural elevation in the development. She also objects to the proposed addition of a second garage facing Miners Ravine Dr., which is also out of character for the rest of the tract. This may cause an aesthetic issue as well, resulting from removal of landscaping for the additional driveway, and causing the garage doors to become the prominent feature of the street view. Said driveway would be directly opposite her driveway, which is not in keeping with the staggered driveways on the rest of the street, and may also constitute a safety hazard.

Since the proposed addition is indeed the size of a typical home (and double the size of an allowable ADU), she also requests that absolutely no plumbing be allowed in the addition, to prevent its use as a separate rental unit. This would qualify it as a duplex. A "gym" with a shower or toilet, and a "game room", can easily become an ensuite with a walk-in closet. Also, no separate exterior entrance should be allowed.

So as not to appear unreasonable, Ms. Abbott feels that an ADU-sized addition (without a garage or third level) would be more in keeping with the rest of the development.

Thanks in advance for your consideration of her request.

Jacques St Lazare for Julie Abbott
916-660-6460
isogrifo67@yahoo.com

From: Blondin Steve
To: Mar, Escarlet
Subject: Re: PL22-0031 SRSP PCL 57 - Egov Addition
Date: Sunday, June 5, 2022 10:18:55 PM
Attachments: image008.png
image008.png

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Main concerns are that the house will be around 4200+sq ft when finished . the biggest homes in our neighborhood are 2100 ft . There are many 1500 sq ft , one story homes surrounding the proposed project. A home this large will NOT fit in with the esthetics of the neighborhood at all. Other concerns are the 3rd story tower portion which will only enhance the non homogenization of the project. Like they say on Sesame Street: one of these things is not like the others, one of these things just doesn't belong. The proposed driveway to the side/ rear if the property is also an esthetic concern. While the project is being proposed as only one extra bedroom with a game room etc, the possibility (and probability) that it will be used as a rental or live in extended family space is also concerning due to extra traffic, parking, and noise that may be produced. I've spoken with quite a number of other neighbors and not one was on board with this project as it is proposed. A smaller (1000-1200) sq ft addition that doesn't rise to a 3rd floor would probably not produce as much opposition.
Sent from my iPad

On Jun 2, 2022, at 3:27 PM, Mar, Escarlet <EMar@roseville.ca.us> wrote:

Good afternoon Steve,

Your email has been received. To better assist us it would be very helpful for you to send us your concerns so we can get those in our staff report for the Planning Commission.

Regards,

Escarlet Mar
Associate Planner
Development Services - Planning Division
o: (916) 774-5247
f: (916) 774-5129
Working together to build a quality community.
<!--[if !vml]--><!--[endif]-->
Civic Center | 311 Vernon Street | Roseville, CA | 95678

From: Steve BLondin <blondinsp@gmail.com>
Sent: Wednesday, June 1, 2022 9:01 PM
To: Mar, Escarlet <EMar@roseville.ca.us>
Subject: RE: PL22-0031 SRSP PCL 57 - Egov Addition

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HI, sorry that this request is one day late. I had computer problems. I know that I requested a hearing a few days ago when I spoke with you by phone, but to put it in writing, I would like to request a public hearing regarding the proposed project on Miners Ravine Dr in Roseville.

Thank You.
Steve Blondin 9166776810
3740 Giggs Way, Roseville ca 95661

Sent from Mail for Windows

From: Mar, Escarlet
Sent: Friday, May 27, 2022 8:41 AM
To: blondinsp@gmail.com
Subject: PL22-0031 SRSP PCL 57 - Egov Addition

Good morning Steve,

Thank you for contacting the City of Roseville regarding the recent Notice of Intent letter you received in the mail. As discussed, the applicant is proposing an addition to an existing two-story home. The addition includes recreational uses on the first floor, a guest bedroom on the second floor, and a loft on the third floor. For reference, attached is a copy of the proposed plans. Please note that the last day to request a public hearing for this project is May 31st at 5:00 pm.

As always, if you have any questions do not hesitate to contact me.

Regards,

Escarlet Mar
Associate Planner
Development Services - Planning Division
o: (916) 774-5247
f: (916) 774-5129
Working together to build a quality community.
<!--[if !vml]--><!--[endif]-->
Civic Center | 311 Vernon Street | Roseville, CA | 95678

From:	Mar, Escarlet
To:	mhivers@comcast.net; "Jeff Marschner"
Subject:	RE: PL22-0031-3736 Miners Ravine Dr.
Date:	Thursday, June 30, 2022 2:08:00 PM
Attachments:	image001.png

Good afternoon Mary and Jeff,

Thank you both for your comments, they have been received. Additionally, I have added Jeff to the mailing list.

Regards,

Escarlet Mar
Associate Planner
Development Services - Planning Division
o: (916) 774-5247
f: (916) 774-5129
Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678

From: mhivers@comcast.net <mhivers@comcast.net>
Sent: Wednesday, June 29, 2022 2:06 PM
To: Mar, Escarlet <EMar@roseville.ca.us>
Cc: 'Jeff Marschner' <jeffmarschner@yahoo.com>
Subject: RE: PL22-0031-3736 Miners Ravine Dr.

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Escarlet Mar,

This matter came to my attention yesterday when I was going through some old mail. I live at 3696 Miners Ravine Drive. Pursuant to your comments below, I must be in the 300 ft range; however, there is just one house and a street between me and the subject property. I do not believe that is a sufficient area to notify of such a proposal in a neighborhood with single family houses spaced moderately apart. I strongly recommend an amendment to the City Municipal Code to expand that distance to 800 to 1,000 feet away from a subject property. As I said, because the street takes up some of that 300 ft, there is only one house between myself and the subject. 300 feet is not adequate notification area.

As Jeff stated, this neighborhood is mostly single-story homes and some two-story homes. I am totally opposed to allowing the construction of any three-story homes in our neighborhood!

Please keep me on your mailing list regarding this property.

Thank you,
Mary Helen Ivers
3696 Miners Ravine Drive
Roseville, CA 95661
mhivers@comcast.net

From: Mar, Escarlet <EMar@roseville.ca.us>
Sent: Wednesday, June 29, 2022 1:44 PM
To: Jeff Marschner <jeffmarschner@yahoo.com>
Cc: Mary Helen Ivers <mhivers@comcast.net>
Subject: RE: PL22-0031-3736 Miners Ravine Dr.

Good afternoon Jeff,

As required per the City's Municipal Code, property owners within 300-feet of the project site were notified of the proposed project. Your property is outside the 300-foot radius, which is why you and some of your neighbors did not receive a project notification.

The applicant is working on revising his plans and he has agreed to remove the third story element. A copy of the most recent plans is attached for your reference. Please note the applicant is still working on revising his plans and a final project design is forthcoming.

The project is tentatively scheduled for Planning Commission on August 11th at 6:30 pm. Notices of the public hearing will be mailed to property owners within 300-feet of the project site 10 days before the meeting. If you would like to be included in the mailing list please let me know by responding to this email and I can most certainly add you to the mailing list.

As always, if you have any questions please do not hesitate to contact me.

Regards,

Escarlet Mar
Associate Planner
Development Services - Planning Division
o: (916) 774-5247
f: (916) 774-5129
Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678

From: Jeff Marschner <jeffmarschner@yahoo.com>
Sent: Wednesday, June 29, 2022 10:46 AM
To: Mar, Escarlet <EMar@roseville.ca.us>
Cc: Mary Helen Ivers <mhivers@comcast.net>
Subject: PL22-0031-3736 Miners Ravine Dr.

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I live down the street from the proposed addition.(3673 Miners Ravine Drive).

1. What notice was given to residents in the neighborhood.? Several neighbors feel blind-sided.
2. This property surrounded by primarily single story (and a few 2 stories) homes. Is it really appropriate to approve a 3 story 'addition'?
3. Where or how can I review any detailed plans for this project.

Thankyou
Jeff Marschner
916 996 3578
Sent from Yahoo Mail on Android

From: Jeff Marschner
To: Mar, Escarlet
Subject: RE: PL22-0031-3736 Miners Ravine Dr.
Date: Wednesday, June 29, 2022 2:32:48 PM
Attachments: image001.png

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Thankyou for your prompt and thorough response.

The removal of the third story removes my major concern. The new garage is essentially a one car garage with ingress 'one lane' and the sauna occupying a portion of the garage.

There are already too many cars parked in driveways and on the street in the Elliot development due to limited storage space in the houses. This forces otherwise stored items into the garages. It I am assuming (and hoping) that the new project will continue to allow 2 car parking in the existing garage and that it will be used for that purpose.
Please add me to the mailing list.

Thank you
Jeff Marschner

Sent from Yahoo Mail on Android

On Wed, Jun 29, 2022 at 1:44 PM, Mar, Escarlet <EMar@roseville.ca.us> wrote:

> Good afternoon Jeff,
>
> As required per the City's Municipal Code, property owners within 300-feet of the project site were notified of the proposed project. Your property is outside the 300-foot radius, which is why you and some of your neighbors did not receive a project notification.
>
> The applicant is working on revising his plans and he has agreed to remove the third story element. A copy of the most recent plans is attached for your reference. Please note the applicant is still working on revising his plans and a final project design is forthcoming.
>
> The project is tentatively scheduled for Planning Commission on August 11th at 6:30 pm. Notices of the public hearing will be mailed to property owners within 300-feet of the project site 10 days before the meeting. If you would like to be included in the mailing list please let me know by responding to this email and I can most certainly add you to the mailing list.

From: Renee Griffin
To: Mar, Escarlet
Subject: File/Project Number PL22-0031
Date: Sunday, July 17, 2022 7:06:59 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Escarlet,

Per our phone conversation, and your request for my email with my contact information and reasons why we, my Husband and I oppose the Egov Addition at 3736 Miners Ravine Dr.

According the the Project Description, if allowed, this would be a three-story single family residential residence. A three-story home was not part of planned community. Therefore, should not be permitted.

Refer to: Stoneridge Pacific Plan

Please contact me with a hearing date and all information

David & Renee Griffin
3724 Giggs Way
Roseville, Ca. 95661

Respectfully,

David & Renee Griffin

NEW HOUSE ADDITION

3736 MINERS RAVINE DRIVE
ROSEVILLE, CA 95661

SHEET INDEX

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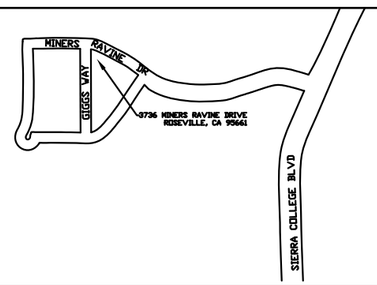
A-70	PROPOSED ROOF PLAN

ABBREVIATION

#	POUND	GALV	GALVANIZED
&	AND	HI	HIGH
@	AT	INT	INTERIOR
AD	AREA DRAIN	LO	LOW
BYND	BEYOND	MAX	MAXIMUM
BOT	BOTTOM	MIN	MINIMUM
CIP	CAST IN PLACE	MTL	METAL
CLG	CEILING	NO	NUMBER
CLR	CLEAR	OC	ON CENTER
COL	COLUMN	PLYD	PLYWOOD
CONC	CONCRETE	PNT	PAINTED
CONT	CONTINUOUS	PVC	POLYVINYL
CTYD	COURTYARD		CHLORIDE
DBL	DOUBLE	REQD	REQUIRED
DIA	DIAMETER	RM	ROOM
DIMS	DIMENSIONS	SDG	SLIDING DOOR
DN	DOWN	SIM	SIMILAR
DR	DOOR	SM	SMOKE DETECTOR
DWG	DRAWING	SPEC	SPECIFICATION
EA	EACH	SPK	SPRINKLER
ELEC	ELECTRICAL	SSTL	STAINLESS STEEL
ELEV	ELEVATION	STL	STRUCTURAL
EQ	EQUAL	TOC	TOP OF CONCRETE
EXIST	EXISTING	TOS	TOP OF STEEL
EXT	EXTERIOR	TYP	TYPICAL
FIXT	FIXTURE	VIF	VERIFY IN FIELD
FLR	FLOOR	W/	WITH
FM	FILLED METAL	WD	WOOD
FND	FOUNDATION		

VICINITY MAP



SCOPE OF WORK

ADDING NEW TWO STORY HOUSE ADDITION IN THE SIDE-YARD TO EXISTING TWO STORY HOUSE

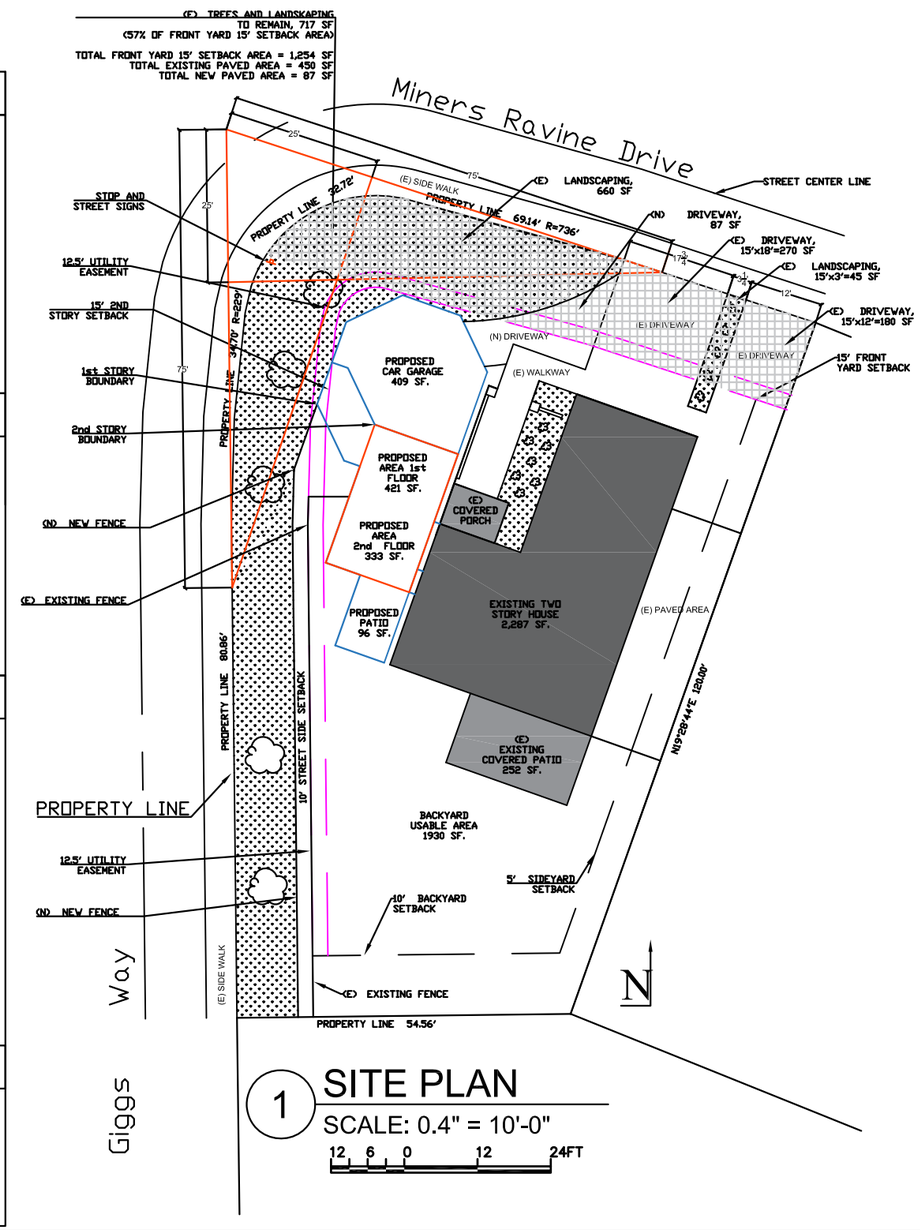
APN#:	455-260-012-000
ZONING:	LDR-5.1
OCCUPANCY GROUP:	R-3
TYPE OF CONSTRUCTION:	V-B
STORIES:	2 STORIES
TYPE OF CONSTRUCTION:	RESIDENTIAL
FIRE-SPRINKLED:	YES

AREA TABULATIONS

EXISTING TOTAL LIVING AREA:	2,287 SQ.	FT
(N) NEW GARAGE:	409 SQ.	FT
(N) NEW 1st FLOOR LIVING AREA:	421 SQ.	FT
(N) NEW 2nd FLOOR LIVING AREA:	333 SQ.	FT
(N) NEW COVERED PATIO:	96 SQ.	FT
(N) NEW COVERED BALCONY:	96 SQ.	FT
(E) COVERED PATIO:	252 SQ.	FT
(E) COVERED PORCH:	66 SQ.	FT
(E) GARAGE:	424 SQ.	FT
NEW TOTAL LIVING AREA:	754 SQ.	FT
NEW AND EXISTING LIVING AREA:	3,041 SQ.	FT
LOT SIZE:	0.22	ACRES

DESIGNER & OWNER

EDUARD EGOV
3736 MINERS RAVINE DRIVE
ROSEVILLE CA, 95661
(916) 595-9327
EDUARD_EGOV@YAHOO.COM



1 SITE PLAN

SCALE: 0.4" = 10'-0"

12 6 0 12 24FT

General Notes

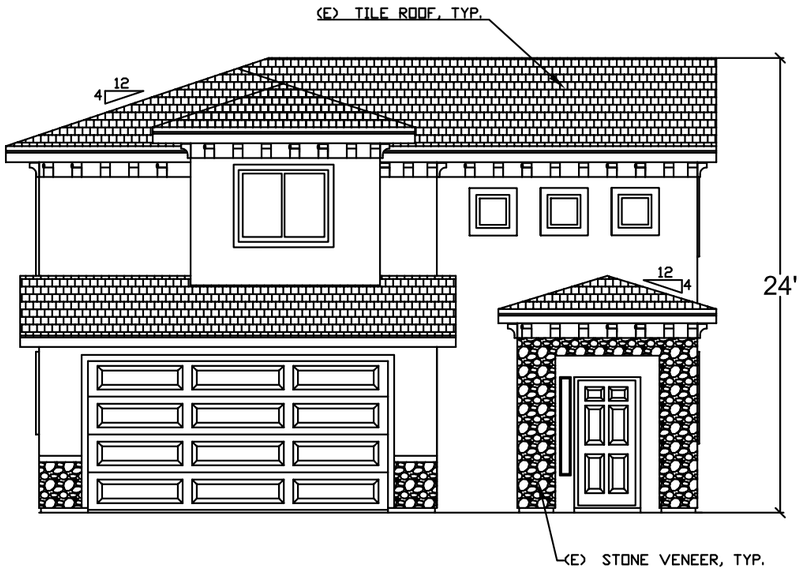
1. THIS STRUCTURE IS DESIGNED IN CONFORMANCE WITH THE CURRENT 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 FIRE CODE, 2016 CALIFORNIA GREEN BUILDING CODE AND NFPA 13D AND 2016 CALIFORNIA ENERGY STANDARDS.
2. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY DESIGNER ABOUT CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH WORK.
3. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.

No.	Revision/Issue	Date

Firm Name and Address
Designed by:
Eduard Egov, PE
3736 Miners Ravine Drive,
Roseville, CA 95661

Project Name and Address
NEW HOUSE ADDITION
3736 Miners Ravine Drive,
Roseville, CA 95661

Project NEW HOUSE ADDITION	Sheet G-00 COVER SHEET AND SITE PLAN
Date 7/22/2022	
Scale 0.04' = 1'	



1 EXISTING NORTH ELEVATIONS

SCALE: 1/8" = 1'-0"

3 1.5 0 3

2 PROPOSED NORTH ELEVATIONS

SCALE: 1/8" = 1'-0"

3 1.5 0 3

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Designed by:
Eduard Egov, PE

3736 Miners Ravine Drive,
Roseville, CA 95661

Project Name and Address

NEW HOUSE ADDITION
3736 Miners Ravine Drive,
Roseville, CA 95661

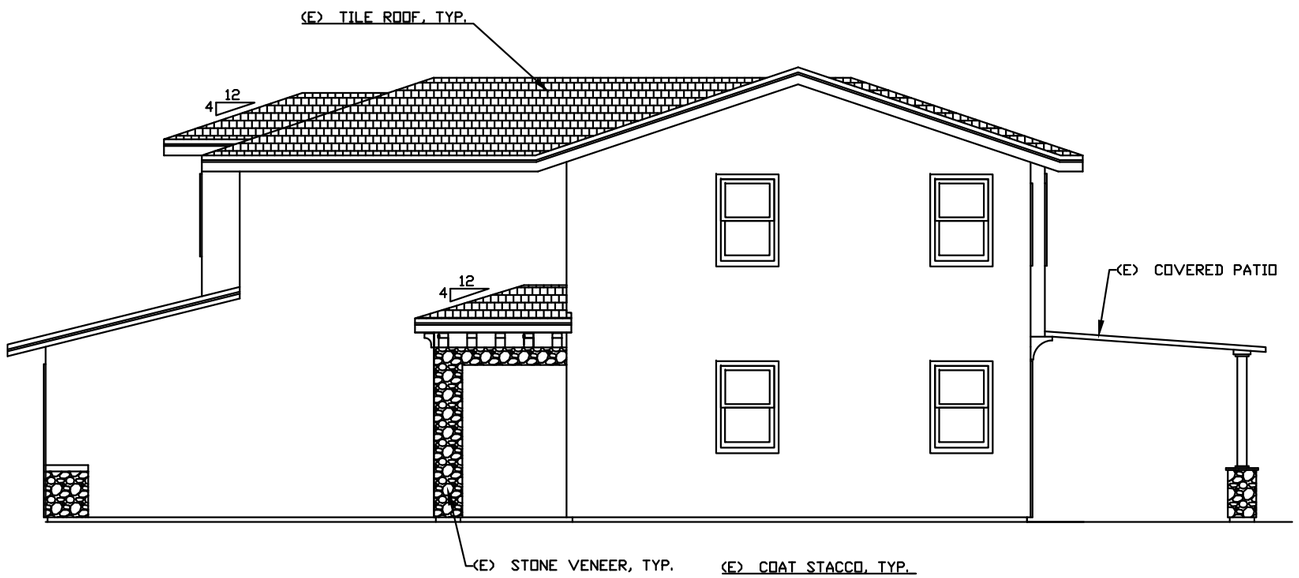
Project NEW HOUSE ADDITION

Date 7/22/2022

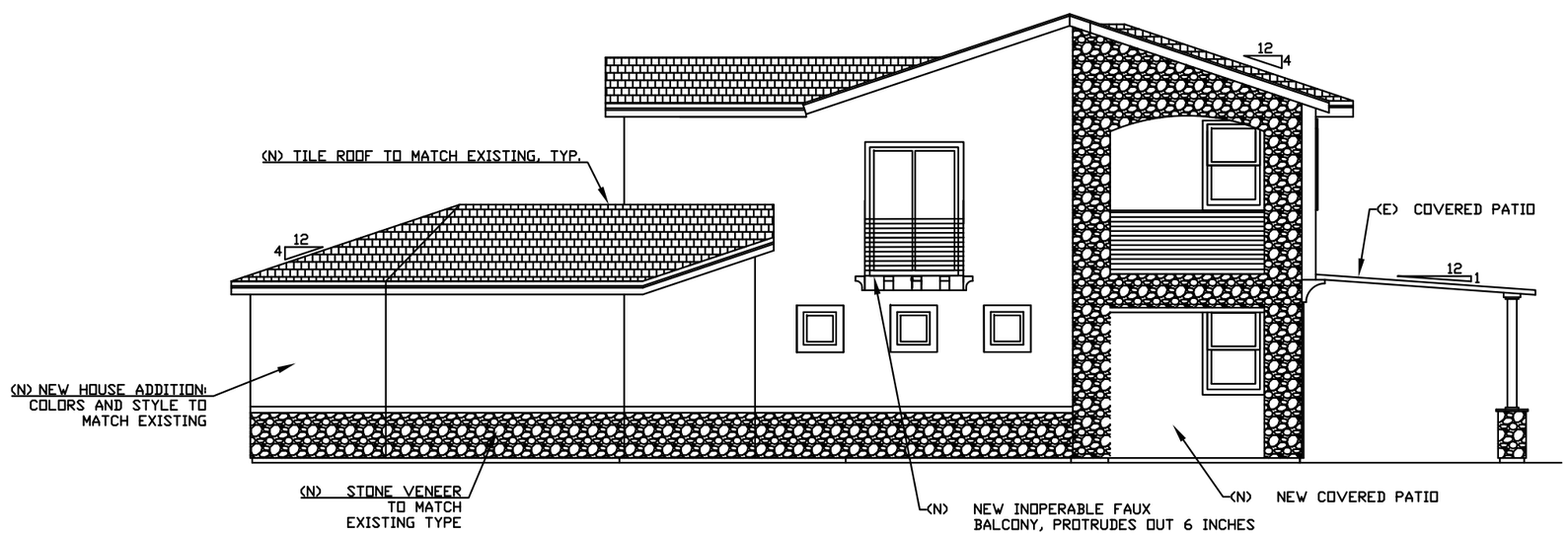
Scale 1/8" = 1'

Sheet A-10

EXISTING AND PROPOSED NORTH ELEVATIONS



1 EXISTING WEST ELEVATIONS
SCALE: 1/8" = 1'-0"
3 1.5 0 3



2 PROPOSED WEST ELEVATIONS
SCALE: 1/8" = 1'-0"
3 1.5 0 3

General Notes

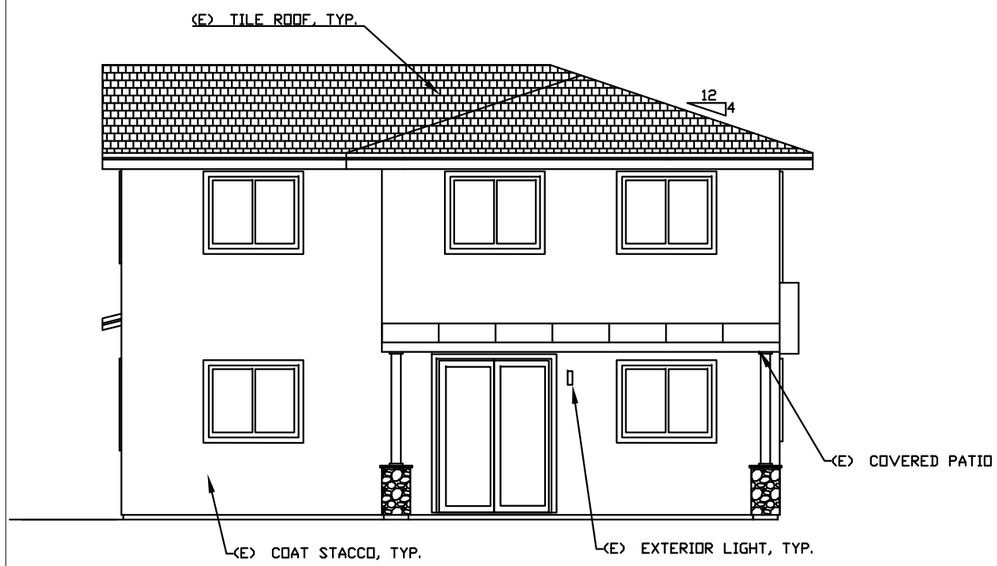
No.	Revision/Issue	Date

Firm Name and Address
Designed by:
Eduard Egov, PE

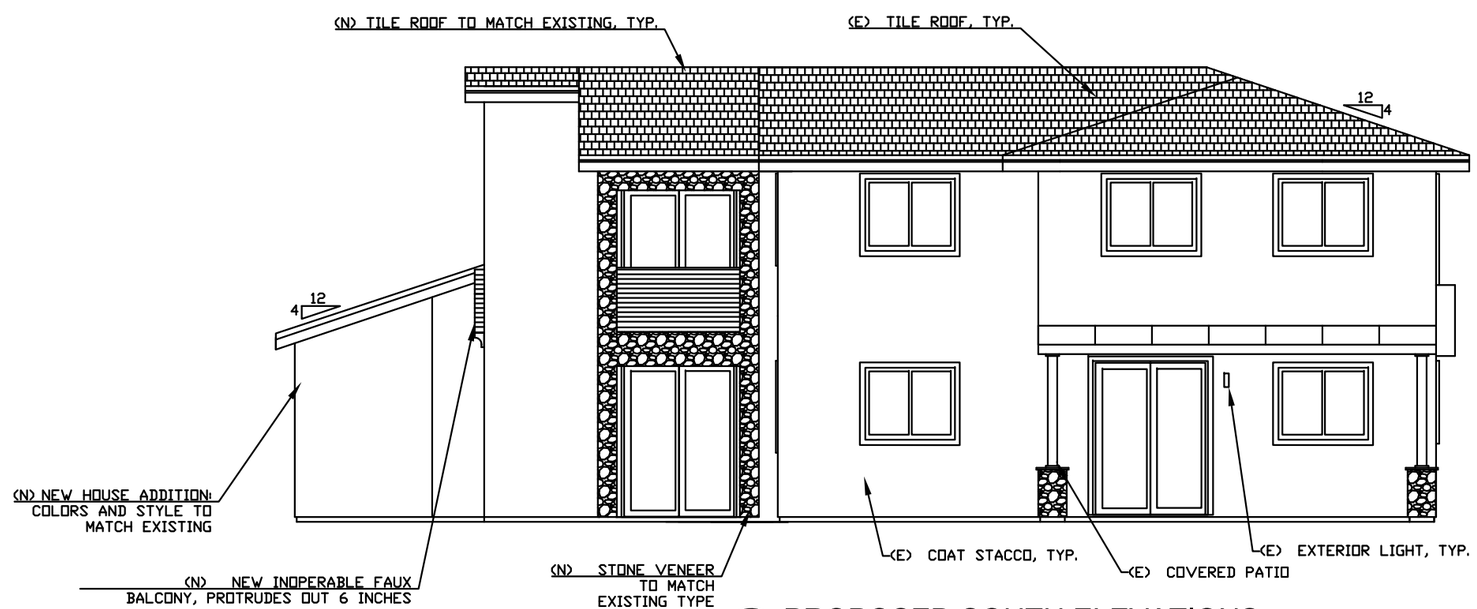
3736 Miners Ravine Drive,
Roseville, CA 95661

Project Name and Address
NEW HOUSE ADDITION
3736 Miners Ravine Drive,
Roseville, CA 95661

Project NEW HOUSE ADDITION	Sheet A-20
Date 7/22/2022	EXISTING AND PROPOSED WEST ELEVATIONS
Scale 1/8" = 1'	



1 EXISTING SOUTH ELEVATIONS
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATIONS
SCALE: 1/4" = 1'-0"

General Notes

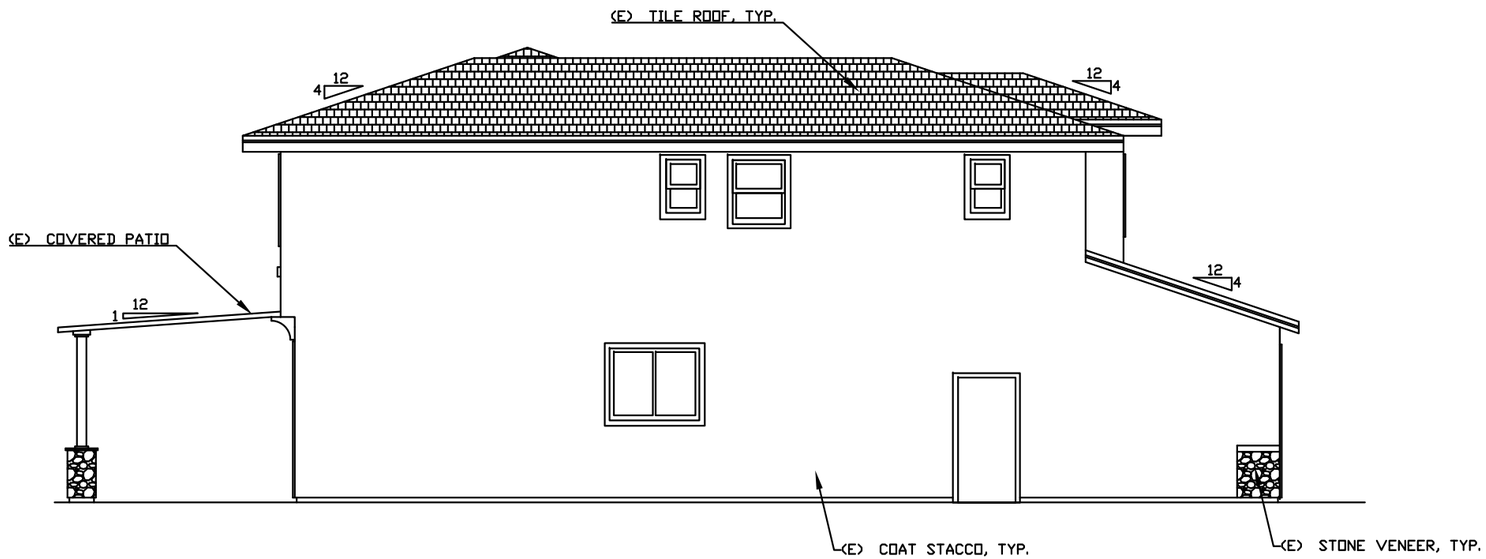
No.	Revision/Issue	Date

Firm Name and Address
Designed by:
Eduard Egov, PE

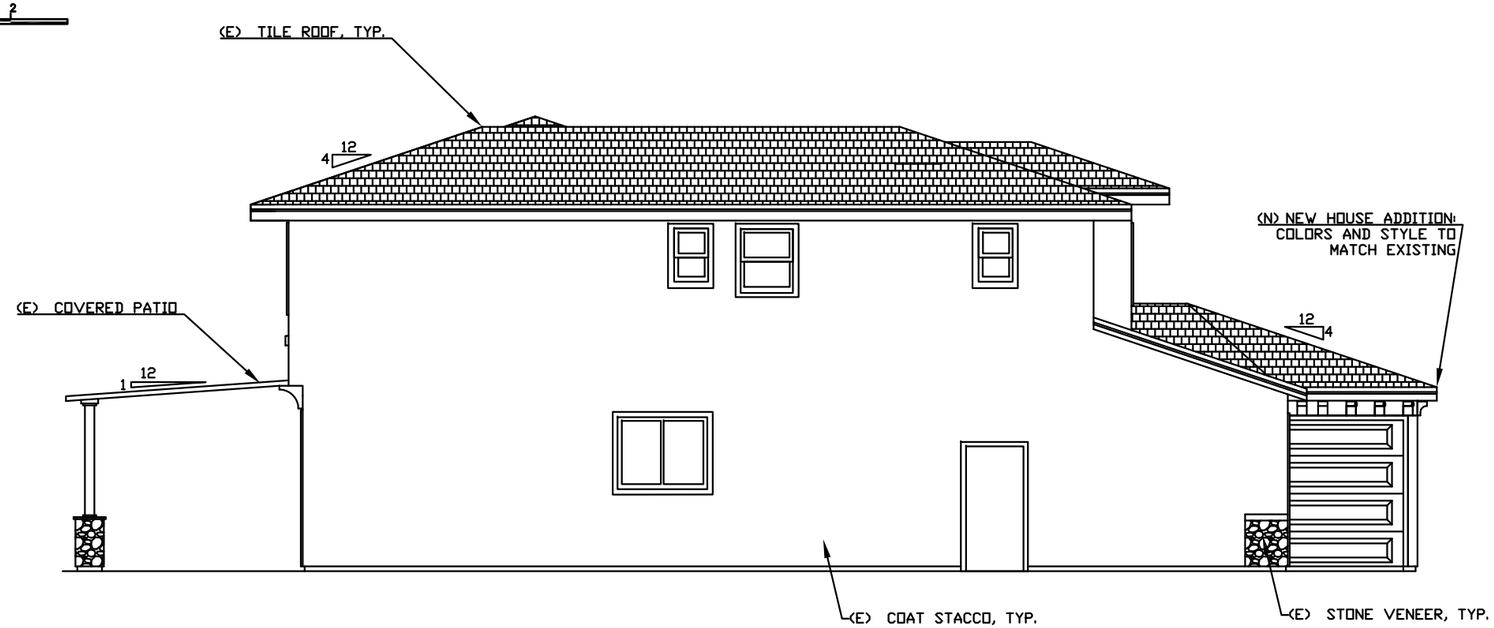
3736 Miners Ravine Drive,
Roseville, CA 95661

Project Name and Address
NEW HOUSE ADDITION
3736 Miners Ravine Drive,
Roseville, CA 95661

Project NEW HOUSE ADDITION
Date 7/22/2022
Scale 1/8" = 1'
Sheet A-30
EXISTING AND PROPOSED SOUTH ELEVATIONS



1 EXISTING EAST ELEVATIONS
SCALE: 1/4" = 1'-0"
2 1 0 2



2 PROPOSED EAST ELEVATIONS
SCALE: 1/4" = 1'-0"
2 1 0 2

General Notes

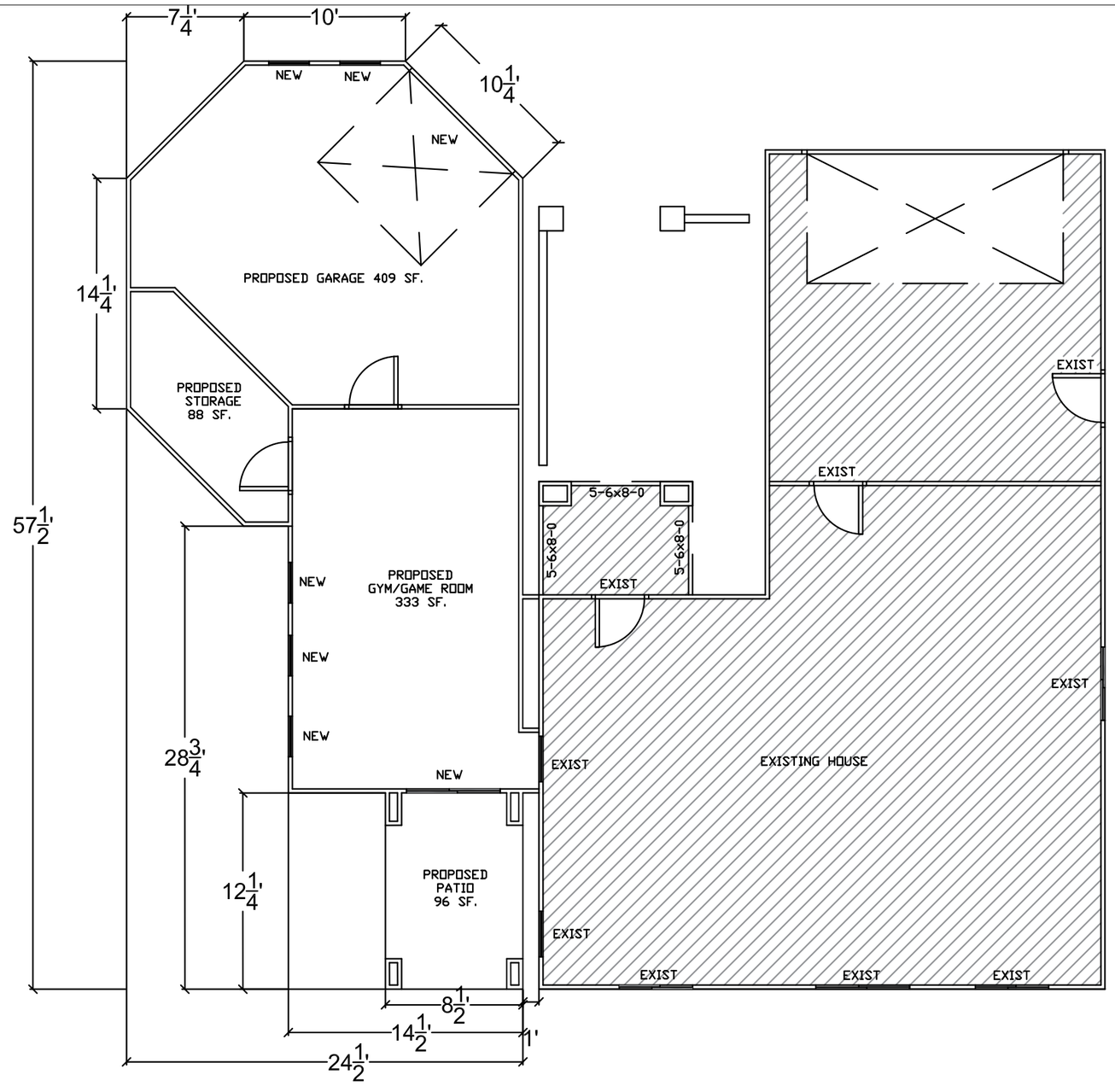
No.	Revision/Issue	Date

Firm Name and Address
Designed by:
Eduard Egov, PE

3736 Miners Ravine Drive,
Roseville, CA 95661

Project Name and Address
NEW HOUSE ADDITION
3736 Miners Ravine Drive,
Roseville, CA 95661

Project NEW HOUSE ADDITION
Date 7/22/2022
Scale 1/8" = 1'
Sheet A-40
EXISTING AND PROPOSED EAST ELEVATIONS



1 PROPOSED HOUSE ADDITION 1ST STORY FLOOR PLAN

SCALE: 1/8" = 1'-0"

3 1.5 0 3

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Designed by:
Eduard Egov, PE

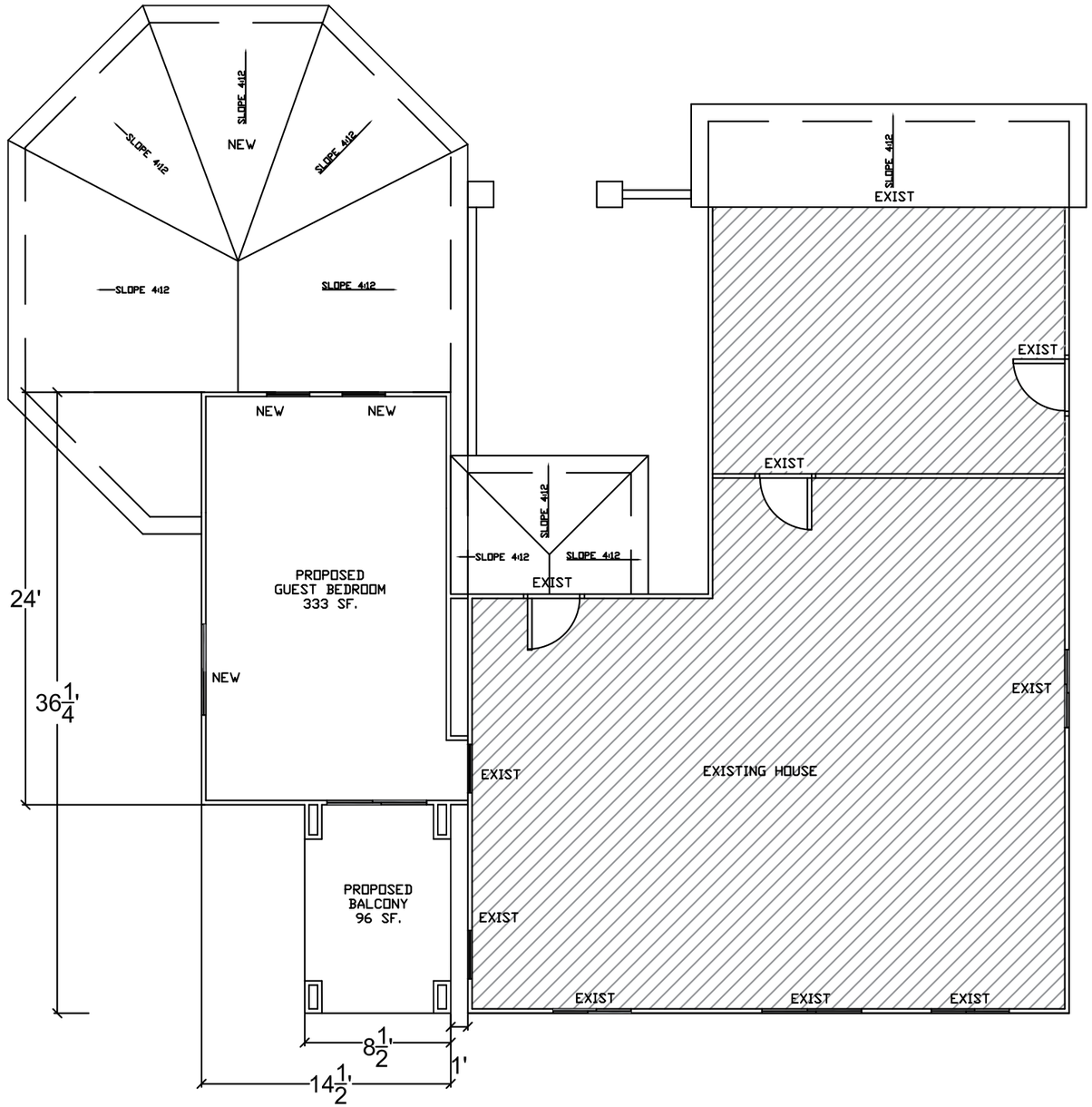
3736 Miners Ravine Drive,
Roseville, CA 95661

Project Name and Address

NEW HOUSE ADDITION

3736 Miners Ravine Drive,
Roseville, CA 95661

Project NEW HOUSE ADDITION	Sheet A-50 PROPOSED 1ST STORY PLAN
Date 7/22/2022	
Scale 1/8" = 1'	



1 PROPOSED HOUSE ADDITION 2ND STORY FLOOR PLAN

SCALE: 1/8" = 1'-0"

3 1.5 0 3

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Designed by:
Eduard Egov, PE

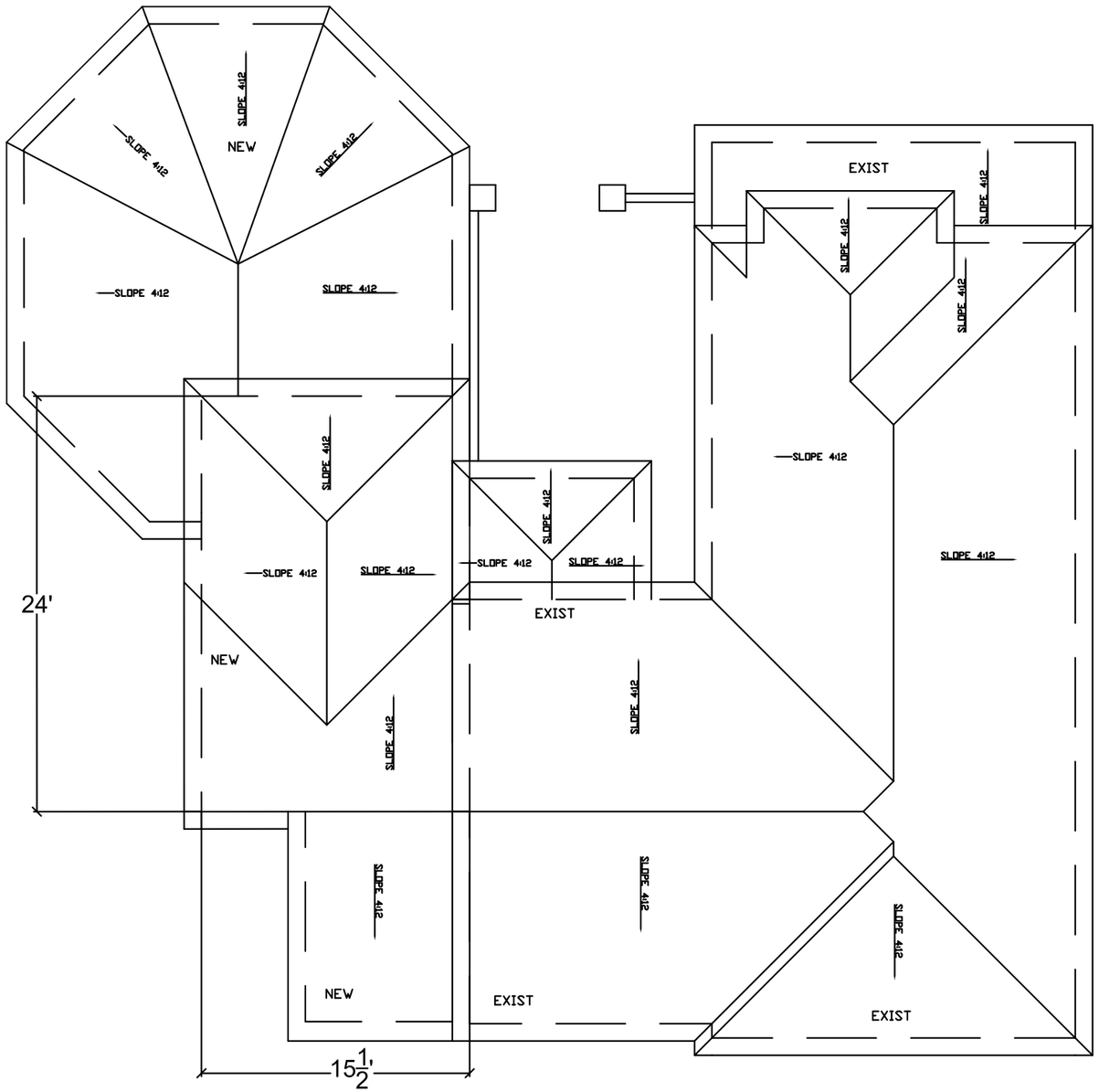
3736 Miners Ravine Drive,
Roseville, CA 95661

Project Name and Address

NEW HOUSE ADDITION

3736 Miners Ravine Drive,
Roseville, CA 95661

Project NEW HOUSE ADDITION	Sheet A-60 PROPOSED 2ND STORY PLAN
Date 7/22/2022	
Scale 1/8" = 1'	



1 PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"

3 1.5 0 3

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Designed by:
Eduard Egov, PE

3736 Miners Ravine Drive,
Roseville, CA 95661

Project Name and Address

NEW HOUSE ADDITION

3736 Miners Ravine Drive,
Roseville, CA 95661

Project NEW HOUSE ADDITION	Sheet A-70 PROPOSED ROOF PLAN
Date 7/22/2022	
Scale 1/8" = 1'	