



AGENDA

May 24, 2018

PLANNING COMMISSION MEETING

7:00 p.m.

City Council Chambers
311 Vernon Street
Roseville, California

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PUBLIC COMMENTS**

Persons may address the governing body on items not on this agenda. Speakers shall restrict their comments to issues that are within the subject jurisdiction of the governing body and limit their comments to three (3) minutes per person. The Brown Act, with certain exceptions, does not permit the governing body to discuss or take action on issues that are not listed on the agenda.

- 5. CONSENT CALENDAR**

- 5.1. MINUTES OF APRIL 26, 2018

- 6. REQUESTS/PRESENTATIONS**

- 6.1. NERSP PCL 5B ROSEVILLE MEDICAL & DENTAL TREE PERMIT VIOLATION - 580 N SUNRISE AVE - FILE #PL18-0163

Item continued to the June 14, 2018 Planning Commission Meeting.

- 6.2. NCRSP PCL 40C HIGHLAND VILLAGE PAD 7 - 234 GIBSON DRIVE - FILE #PL18-0028

Recommendations. Motion to take the following actions:

- A. Adopt the two (2) findings of fact and approve the MPP Stage 1 Modification subject to four (4) conditions of approval; and,
- B. Adopt the two (2) findings of fact and approve the MPP Stage 2 subject to sixty-eight (68) conditions of approval.

Applicant: Meeta Lele, RMW Architecture & Interiors. **Owner:** Timothy G. Blair, 990 Reserve Drive LLC. (**McColl**)

- 7. BOARD MEMBER / COMMISSIONER / STAFF REPORT**
- 8. ADJOURNMENT**



PLANNING COMMISSION COMMUNICATION

Title: MINUTES OF APRIL 26, 2018

Contact:

Meeting Date: 5/24/2018

Item #: 5.1.

ATTACHMENTS:

Description

April 26, 2018 Draft Minutes



DRAFT MINUTES

April 26, 2018

PLANNING COMMISSION MEETING

7:00 p.m.

City Council Chambers

311 Vernon Street Roseville, California

1. CALL TO ORDER

Chair Houdesheldt called the meeting to order at 7:04 p.m.

2. ROLL CALL

Commissioner Bernasconi – Present

Commissioner Brashears – Present

Commissioner Caporusso – Present

Commissioner Krafka – Absent Excused

Vice-Chair McCaslin – Present

Commissioner Mendonsa – Absent Excused

Chair Houdesheldt – Present

3. PLEDGE OF ALLEGIANCE

Vice-Chair McCaslin led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Houdesheldt opened the Public Comment. Hearing none, Chair Houdesheldt closed the Public Comment.

5. CONSENT CALENDAR

5.1. MINUTES OF APRIL 12, 2018

MOTION

Motion by Vice-Chair McCaslin, seconded by Commissioner Bernasconi, to approve the Minutes of April 12, 2018.

The motion passed with the following roll call vote:

Ayes: Bernasconi, Brashears, McCaslin, Houdesheldt

Noes: None

Abstain: Caporusso

6. REQUESTS/PRESENTATIONS

6.1. DTSP PCL DT-4 ROSEVILLE JUNCTION CROSSING; 120 PACIFIC ST; FILE # PL16-0115 AND FILE # PL18-0036

Associate Planner, Gina McColl, presented the staff report and responded to questions.

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

Applicant, Ardie Zahedani, St. Anton's Communities, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Richard Ryan: provided a PowerPoint presentation, not opposed to the affordable housing project, loss of parking will devastate the businesses in Old Town, Specific Plan requires additional parking, EIR requires additional parking, proposed parking structure mentioned in the specific plan is not being built, applicant did not ask to amend the specific plan, procedures must be followed if there is an amendment to the specific plan.

Douglas Broomell: supports project, California needs affordable housing, development needs to be organized, parking will be affected, when will 3rd Track Project occur, MOU is not a legal document, moving forward on false parking assumptions, caution recommended, specific plan shows a picture of a parking garage surrounded by affordable housing, MOU is not legal enough to mitigate parking issue.

Verona Blake: supports project, need for workforce housing, delay in the project will be costly for St. Anton.

Gary MacDonald: supports project, parking an issue, business will lose business because of lack of parking, people will find parking spaces.

Christina Elkins: opposes project, parking will be impacted and may put businesses out of business.

Mark Weese: supports project, workforce housing needed, community will flourish because of the project, surrounding businesses will be patronized by project residents.

Kristine Dohner: supports project, at the time the parking study was completed many of the current business did not exist, the parking study does not reflect the current business traffic, vehicles are parked for long periods of time.

Sarah Folk: need for parking has increased, skeptical there will be enough parking for the housing project residents, Oak Street garage will not help.

Justine Barringer: Thank you to St. Anton for addressing some of the business' concerns, parking remains a concern, parking during regular business hours is hard to find, parking concerns should be addressed before the project begins, business will not be able to stand 16 months of

construction, not enough handicap parking, employees are ride-sharing.

Chris Barringer: Asked that the video Richard Ryan brought to the hearing be viewed. Video was shown.

Jessi Mariut: Old Town is beginning to thrive, already a parking shortage, parking study is not reflective of current situation, people will not use underpass to visit Old Town, possible loss of relationship with current customers.

Steve Prince: How is limiting parking going to help?

Commissioner Comments:

What is the legislation in regards to transit-oriented housing and the parking ratio?

Is the project age-restricted?

What are the current parking trends?

Where there other comments received?

Amenities on site?

How often is proof of income checked?

Timeline for construction?

What is the plan for contractors' parking?

Parking enforcement. Staff need to look at the employees parking there.

Is the private parking lot at Lincoln and Main available to patrons? Who can park on that lot? Is there signage?

Parking management plan?

There is a housing crisis. This project could be a catalyst for reenergizing Historic Old Town.

Commissioners acknowledge there is a shortage of parking.

Staff should work with applicant to mitigate parking issues that may arise during construction.

Conditions of approval #64 and # 62 are repetitive. Delete condition of approval #62.

Chair Houdesheldt closed the public hearing and asked for a motion.

MOTION

Commissioner Bernasconi made the motion, seconded by Commissioner Brashears, to

- A. Adopt the two (2) findings of fact and approve the Minor Design Review Permit subject to one-hundred and six (106) conditions of approval with the following modifications:
 - i. Condition of approval #62 be deleted as it repetitive of condition of approval #64
 - ii. Condition of approval #106 be added to read: *Prior to issuance of an occupancy permit, 36 parking spaces shall be made available for public parking. These spaces shall be restricted to two (2) hour parking during the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday. Signage shall be posted in accordance with Roseville Municipal Code. The property owner of the Junction Crossing project shall be responsible for enforcement of these parking restrictions.*
- B. Adopt the three (3) findings of fact and approve the Tentative Map subject to thirty-five (35) conditions of approval.

The motion passed with the following roll call vote:

Ayes: Bernasconi, Caporusso, Brashears, McCaslin, Houdesheldt

Noes: None

Abstain: None

7. COMMISSIONER / STAFF REPORT

Staff Reports: There will not be a Planning Commission Meeting on May 10, 2018. There is a possibility of a May 24, 2018 Planning Commission Meeting.

Commissioner Reports: How many Commissioner's vacancies will there be?

8. ADJOURNMENT

Chair Houdesheldt asked for a motion to adjourn the meeting.

MOTION

Commissioner Caporusso made the motion, seconded by Commissioner Bernasconi, to adjourn the meeting.

The motion passed unanimously at 8:48 p.m.



PLANNING COMMISSION COMMUNICATION

Title: NCRSP PCL 40C HIGHLAND VILLAGE PAD 7 - 234 GIBSON DRIVE - FILE
#PL18-0028

Contact:

Meeting Date: 5/24/2018

Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 - Highland Village Design Guidelines

Exhibit A - Project Plans

ITEM 6.2: **MAJOR PROJECT PERMIT (MPP) STAGE 1 MODIFICATION AND MPP STAGE 2 – 234 GIBSON DRIVE – NCRSP PCL 40C HIGHLAND VILLAGE PAD 7 – FILE # PL18-0028**

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to the Highland Village Master Plan to increase the size of Building 7 by 966 square feet and reduce the anticipated size of Buildings 4 and 5 by 1,000 square feet. The Stage 1 application would also add colors and materials to the approved Highland Village color palette. A MPP Stage 2 is requested to approve the building design and landscaping for Building 7.

Applicant – Meeta Lele, RMW Architecture & Interiors
Property Owner – Timothy G. Blair, 990 Reserve Drive LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the MPP Stage 1 Modification subject to four (4) conditions of approval; and
- B. Adopt the two (2) findings of fact and approve the MPP Stage 2 subject to sixty-eight (68) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

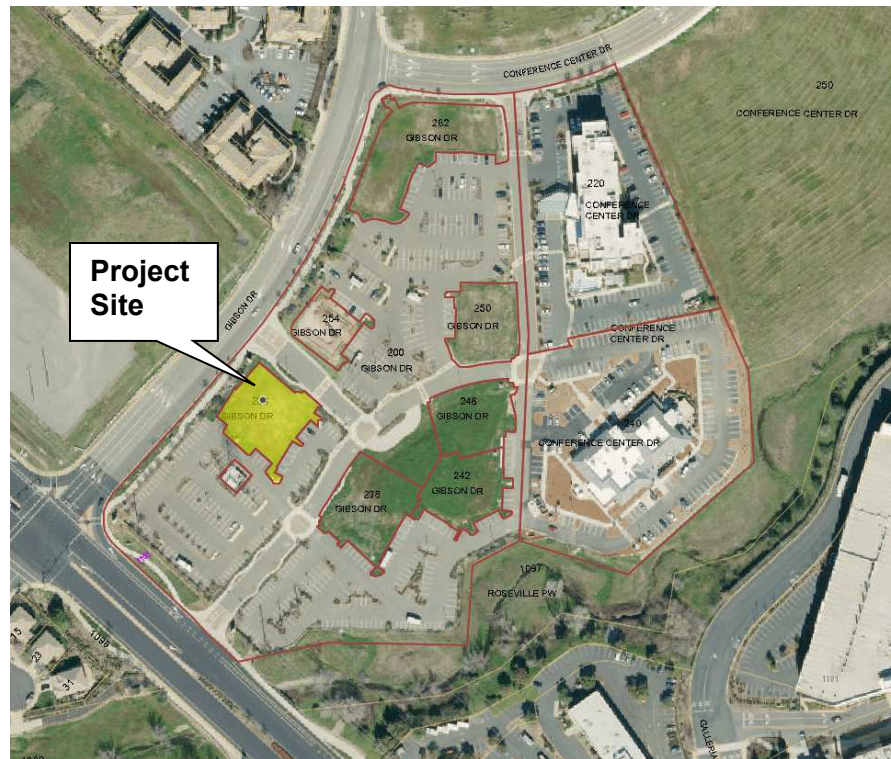
BACKGROUND

The subject property is located on Parcel 40C of the North Central Roseville Specific Plan (NCRSP) near the northeast corner of Roseville Parkway and Gibson Drive (see Figure 1) and the western edge of the Galleria Mall. The site has a zoning designation of Community Commercial/Special Area-North Central Roseville Specific Plan (CC/SA-NC) and a General Plan and NCRSP land use designation of Business Professional/Community Commercial (BP/CC). Both the zoning and land use designation is intended to achieve a mixed-use office and commercial project on the site.

In January of 2008, the Planning Commission approved a Major Project Permit (MPP) Stage 1 (File # 2007PL-123) for the master plan of the Highland Village center on the approximately 15.35 acre site. The master plan anticipated a mix of restaurant and commercial uses. A Tentative Subdivision Map was also approved creating nine developable commercial lots and a common lot for reciprocal parking, internal drive aisles, and a common area plaza. Conditions, Covenants, & Restrictions (CC&R's) were recorded for Highland Village to address maintenance of common areas, reciprocal parking, and the requirement for the formation of a business owner's association. Architectural Guidelines to address future development of the center was also adopted with the MPP Stage 1 (see Attachment 1).

Figure 1 - Project Location

The Highland Village master plan has been modified several times. On November 9, 2017, the Planning Commission approved a MPP Stage 1 Modification and MPP Stage 2 (File# PL17-0202). These changes adjusted the anticipated square footage of Building 3 and modified Building 1 & 2 for medical and professional office use. Currently the center is approximately 60% developed. The Hyatt Place (220 Conference Center Dr.), Falls Event Center (240 Conference Center Dr.), Revolutions Naturopathic (254 Gibson Dr.), and Lazy Dog restaurant (236 Gibson Dr.) are constructed and Buildings 1 and 2 are under construction. All on-site parking, internal drive aisles, frontage landscaping, and landscaping around the completed buildings has been installed. The remaining four buildings (Buildings 3, 4, 5 and 7) are anticipated for restaurant uses.



The current request is to increase the anticipated size of Building 7 to approximately 7,800 square feet and reduce the anticipated size of Buildings 4 and 5 by a total of 1,000 square feet. The purpose of the reduction is to maintain the parking requirement for the center. A MPP Stage 2 is also requested to approve the building design of Building 7 and landscaping around the building. No tenants are identified for the building, however it is designed to accommodate three future restaurant tenants.

EVALUATION

The intent of the Major Project Permit (MPP) process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages. The evaluation section of this report includes an analysis of the requested MPP Stage 1 Modification and MPP Stage 2. Each entitlement is analyzed separately for its consistency with the goals and policies of the applicable regulations, including the General Plan, the Zoning Ordinance, the Community Design Guidelines (CDG), and the North Central Roseville Specific Plan (NCRSP). This evaluation section also includes an analysis of the Tentative Subdivision Map for compliance with the applicable subdivision requirements.

MPP Stage 1 Modification

The MPP Stage 1 Modification section includes an evaluation of the proposed changes to the Highland Village master plan to ensure substantial compliance with the intent of the original approval. The proposed changes include a 966 square foot increase to Building 7 and a 1,000 square foot square foot reduction to Building 4 and 5. The Stage 1 modification also includes changes to the the Highland Village master color and materials palette to allow the proposed colors and materials for Building 7. The project plans are provided as Exhibit A.

Parking: The Zoning Ordinance outlines the parking requirements based on use type and an associated ratio per the square footage of such use type. Within the Highland Village center, parking is shared among all tenants per a reciprocal parking agreement. The amount of parking required for the Center is therefore based on the cumulative parking requirements of each use type. As the Center has developed the amount of required parking and amount of parking provided has been adjusted. The Highland Village master plan now shows 756 parking spaces will be available for shared use, which is seven more spaces than is required based on the current mix of uses. The proposed project would make adjustments to the square footage of restaurant Buildings 4, 5, and 7 to maintain the parking requirement for the center. A modified master site plan showing the adjustments to the square footages is provided on Page 2 of Exhibit A. The proposed adjusted parking requirement for the center (based on the modified building square footages) is shown in the table below with the previously anticipated square footages shown in ~~strike-out~~.

Proposed Highland Village Parking Table					
Building	Use	Room Count	Parking Ratio	Required	Provided
Hyatt Place Hotel (Lot 1)	Hotel	151 Rooms	1 space/room	151	154
Falls Event Center (Lot 2)	Assembly	15,224	as required per MPP	157	157
Total Lot 1 & 2				308	311
Building	Use	Square Footage	Parking Ratio (#/sq.ft)	Required	Provided
Building 1	Medical	7,400	1 to 150	49	shared parking
Building 2	Office	7,400	1 to 250	30	
Building 3	Restaurant	4,500	1 to 100	45	
Building 4	Restaurant	6,000 5,600	1 to 100	56	
Building 5	Restaurant	6,200 5,600	1 to 100	56	
Building 6 - Lazy Dog	Restaurant	10,057	1 to 100	101	
Building 7 - Project	Restaurant	6,834 7,800	1 to 100	78	
Building 8 - Revolutions	Medical	4,336	1 to 150	26*	
Total Parking for Buildings 1 to 8				441	445
Total Highland Village Parking Spaces				749	756

*3 space parking reduction per PL15-0421

As demonstrated in the above table, even with the adjustments to the square footages of Building 4, 5, and 7 the project remains in compliance with the Zoning Ordinance parking standards. Building 7 is located nearest to the largest parking field for the center. The increase in size for this pad should improve the shared parking arraignment in other areas of the center. Based on the above information, staff finds adequate parking is available to support the project.

Architecture – Colors & Materials: The CDG's suggest that projects with multiple buildings develop an architectural theme throughout the project. Therefore, the original MPP Stage 1 application established a master color and material palette that would be incorporated into future building elevations (see Attachment 2). The master palette includes three brick options and 21 color options. As the project has been built out the colors and materials of the center have been further refined by each project. The palette still maintains the earth tone colors and natural stone and tile materials. The proposed project will introduce one new brick and one fiber cement (wood grain) siding. Further analysis of the application of colors and materials on the buildings is discussed in the MPP Stage 2 section of this report. The proposed brick is grey in color and is similar and compatible to the materials used on Lazy Dog and Building 1 and 2. The siding is compatible with the wood siding used on Lazy Dog and the Falls Event Center. Staff feels the proposed additions are compatible with the Highland Village master color and material palette and remain consistent with the original intent of creating a consistent design theme for the center.

Pedestrian Amenities – The master plan included a pedestrian connectivity plan that showed dedicated paths interconnecting each building in the center. The plan also provided space for three plazas. The proposed project would maintain the pedestrian paths and a small plaza area, with the exception of elimination of a secondary path to the south west of the building. Due to utilities, final grading and accessibility requirements, the path is no longer possible. Sufficient pathways are still provided to connect the main building entrance to the adjoining sidewalks, to the parking fields, and to the adjacent buildings.

MPP Stage 1 Modification Summary: Section 19.78.060.J of the City of Roseville Zoning Ordinance requires that two findings be made to approve a MPP Stage 1 Modification. The required findings for approval are listed in the Recommendation section below. In summary, based on the evaluation above, staff finds that the modifications to the master plan and Highland Village Design Guidelines master color and materials palette are in substantial compliance with the intent of the original approval and is consistent with the Highland Village project design, the Major Project Permit provisions of the Zoning Ordinance, and the Community Design Guidelines. As proposed and conditioned, the project complies with the required findings for approval. For these reasons, staff recommends approval of the MPP Stage 1 Modification.

MPP Stage 2

Stage 2 of the Major Project Permit includes the review of the architectural design and landscape treatments for Building 7. The project has been evaluated based upon the applicable design standards of the NCRSP Design Guidelines, the Highland Village Design Guidelines, and the City's Community Design Guidelines (CDG's). The proposed building will be one story and approximately 7,800 square feet. New landscaping and pathways will be installed around the base of the building. The details of the building architecture and landscaping are further evaluated below.

Architecture: Buildings 7 will be located within the previously approved parcel 7 and will respect all setback requirements. The building is one story and is similar to a mid-century design with simple forms. The roof includes two angled forms that each slope to the center of the building with exposed rafter tails (see Figure 2). The angled roof forms are similar to those used in the Falls Event Center and Hyatt Place. The angled roof allows for tall storefronts and clearstory windows on both the front (internal to the site, facing Lazy Dog) and back (facing Gibson Drive) of the building. Windows have been proposed on all sides of the building to add visual relief to the building facades and create a storefront presence on all four sides of the buildings.



Figure 2: Architectural Renderings

Colors and materials will be applied to the building façade to add texture, detail, and highlight the building forms. Two brick veneers will be applied to the façade, as required by the Highland Village Design Guidelines. The brick will be balanced with stucco and cement siding that mimics a vintage wood in appearance. Three colors from the Highland Village master colors palette, one of which is also used on Lazy Dog, will be incorporated into the building façade and trim.

While the building architecture is unique, several elements such as the angled roof form, use of brick, and a similar color palette will help to relate the building to other buildings in the center. Staff finds the proposed colors and materials to be harmonious with the existing Highland Village color palette and is complimentary with the building architecture and the surrounding buildings. As proposed, staff finds the building compatible with the applicable design guidelines.

Landscaping: Sidewalks and frontage landscaping along Gibson Drive was previously installed by the master developer. The proposed project will provide landscaping including hardscape and plantings around the base of the building. Large concrete patios will be provided at the front entrance to the building to encourage outdoor dining. The patios will be enclosed with low brick walls and planter boxes. At the north eastern edge of the pad, at the intersection of the pedestrian crosswalks, a smaller plaza space will be provided. The space will include a large scale tree, park bench, stamped concrete, and landscape plantings. The remainder of the landscaping will consist of native and water efficient planting to tie in with the existing landscaping in the center.

MPP Stage 2 Summary: Section 19.82.03.C.2 of the City of Roseville Zoning Ordinance requires that two findings be made to approve a MPP Stage 2. The two findings for approval are contained in the Recommendation section of this report. In summary, staff finds that the architecture and landscape plans for Building 7 are consistent with the NCRSP Design Guidelines, Highland Village Design Guidelines and the CDG's and will not be detrimental to the public health and safety or welfare, as described in detail above. As proposed and conditioned, the project complies with the required findings for approval. For these reasons, staff recommends approval of the MPP Stage 2 request.

ENVIRONMENTAL DETERMINATION

Project level CEQA compliance for the master plan modifications and Buildings 7 was accomplished with the Highland Village Initial Study and Negative Declaration (adopted 1/9/08). The project is consistent with the previously evaluated project and no new effects would be expected to occur. Therefore, no additional CEQA action is required at this time.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as stated below and approve for the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – NCRSP PCL 40C HIGHLAND VILLAGE BUILDINGS 7 – 234 GIBSON DRIVE – FILE # PL18-0028** subject to four (4) conditions of approval;
 1. *The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.*
 2. *The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan and the applicable Community Design Guidelines.*
- B. Adopt the two (2) findings of fact as stated below and approve the **MAJOR PROJECT PERMIT STAGE 2 – NCRSP PCL 40C HIGHLAND VILLAGE BUILDINGS 7 – 234 GIBSON DRIVE – FILE # PL18-0028** subject to sixty-eight (68) conditions of approval.
 1. *The Architecture and Landscaping is consistent with the General Plan, North Central Roseville Design Guidelines, and Community Design Guidelines; and*

2. *The design shall not be detrimental to the public, health and safety, or be materially detrimental to the public welfare.*

CONDITIONS OF APPROVAL FOR MPP STAGE 1 MODIFICATION (FILE # PL18-0028)

1. This Major Project Permit Stage 1 Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **May 24, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **May 24, 2020**.
2. The Highland Village Design Guidelines colors and materials are updated to incorporate those provided in Exhibit A. (Planning)
3. Should the project require site modifications, the improvements are subject to the previously approved conditions of approval for the NCRSP PCL40C Highland Village MPP Stage 1 (File#2007PL-0123), (Planning)
4. Prior to occupancy of Building 7, enhanced pavement shall be installed in the parking field to the south of the Building 7, consistent with the Highland Village master plan (Planning).

CONDITIONS OF APPROVAL FOR MPP STAGE 2 (FILE # PL18-0028)

1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **May 24, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **May 24, 2020**.
2. The project is approved as shown in Exhibits A and as conditioned or modified below. (Planning)
3. The project shall be addressed as 234 Gibson. What is identified in the existing plan as Suite 140 shall be Suite 100. What is identified as Suite 120 in the existing plan shall be Suite 110. What is identified as Suite 100 in the existing plan shall be Suite 120. Submit the official Suite Addressing Plan for approval prior to (or concurrent with) initial submittal of building plans for plan review. Email pdf to: SMiller@Roseville.ca.us. The addressing guidelines can be found here: [City of Roseville Addressing Guidelines](#)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Development Services Engineering Division. (Engineering)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

8. The proposed grease line shall be realigned to connect to the sewer service instead of tapping into the main line. (Engineering/Environmental Utilities)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b) Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c) An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - b) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)

- d) The landscape plan shall comply with the Landscape Guidelines for North Central Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - f) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
18. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
19. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)

20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
21. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
22. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
23. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Parking stall markings are to be marked as “Carpool/Clean Air/EV”. Do not use “Vanpool”. Show stall markings on site plan (Alternative Transportation, Building).
24. A covered seating area for our Dial-a-Ride (DAR) passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. Provide detail on location of DAR seating area. (Alternative Transportation, Planning, and Engineering).
25. All storm drainage, including roof drains, shall be collected on site and tie into the private site drainage to be treated with the existing Best Management Practices (BMP's). All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. (Engineering)
26. The civil improvement plans shall include an erosion and sediment control sheet using Best Management Practices (BMP's) to prevent the transfer of sediment and other debris to public streets and drainage systems. (Engineering)
27. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
28. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
29. The owner shall participate in the existing Highland Village TSM Plan; and, shall enter into a Transportation Management Agreement consistent with the TSM Ordinance. (Alternative Transportation)
30. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and

in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

31. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
32. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
33. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
34. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
35. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
36. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
37. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a) one (1) set of improvement plans
 - b) load calculations
 - c) electrical panel one-line drawings
38. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
39. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections

22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)

40. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

41. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

- a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
- b) For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
- c) The control valves and the water meter shall be physically unobstructed.
- d) The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

42. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

43. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:

- a) The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
- b) The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
- c) The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)

44. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

45. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

46. The applicant/developer shall participate in the Transportation Systems Management (TSM) Agreement for Highland Village to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
47. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
48. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
49. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
50. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
51. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
52. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
53. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
54. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
55. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
56. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a) Locate the metered service panel on the outside of the building.
 - b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)

- 57. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 58. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

- 59. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
- 60. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
- 61. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
- 62. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
- 63. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
- 64. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
- 65. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
- 66. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
- 67. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
- 68. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and

shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)

ATTACHMENTS

1. Highland Village Design Guidelines

EXHIBITS

- A. Project Plans (10 pages)

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.

ARCHITECTURAL GUIDELINES HIGHLAND VILLAGE

Highland Village is a mixed-use development including hotel, restaurant and retail uses. These architectural guidelines are designed to foster a high quality and an aesthetically pleasing development that encourages architectural individuality and diversity within a consistent architectural theme.

Highland Village will be developed in phases and includes two hotels, five sit-down restaurants, one bank with drive-up teller, and two multi-tenant retail buildings. The preliminary elevations of the following buildings are attached:

Hotel 1 (Hyatt Place)
Hotel 2 (Summerfield Hotel)
Building 1 (multi-tenant retail)
Building 2 (multi-tenant retail)

APPROVED BY
PLANNING COMMISSION
CITY OF ROSEVILLE

JAN 10 2008

ATTEST: *Glatone*

Development of buildings 3, 4, 5, 6, 7, and 8 shall conform to the following criteria. Building elevations and materials for these buildings shall be reviewed for the consistency with these Architectural Guidelines and approved by Planning Commission.

1. Architectural treatment, detail, and materials shall be compatible among the buildings, but should create visual interest through orientation, form, and alignment of individual buildings. Acceptable building colors and brick options are provided on Exhibit E attached.
2. Innovative use of durable, high quality materials such as brick, stone, tile, cement plaster, and certain forms of concrete shall be used. As a unifying theme throughout the project, all buildings shall contain a minimum of 10% of exterior wall surface of brick material. Additional use of brick adjacent to the buildings is encouraged. While brick colors may vary from building to building and multiple brick colors may occur on any building or adjacent to the building, it is required that all buildings contain brick application(s) on the building from the master material palette (Exhibit E).
3. Due to the significant exposure of each side of all buildings relative to vehicular and pedestrian circulation, the architecture shall be designed to create interest on all sides similar to, but not necessarily to the extent of, the front elevation. Buildings 4, 5, and 6 are required to have windows and/or doors incorporated into the facades that face the public plaza and walkways in order to create a relationship between indoor and outdoor spaces.
4. All primary building and project entries shall be well-defined by varied textures, forms materials, colors, and landscaping, to create a visual sense of entry.
5. All accessory structures not attached to the buildings shall conform in material, color, and texture to the main building.
6. Roof lines, wall planes, and wall heights shall be varied and articulated to avoid long blank expanses of building wall.

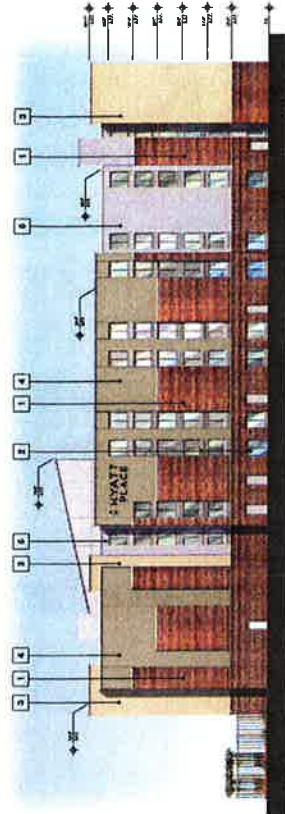
7. Texture and color shall be used to create visual interest and enhance the streetscape appearance of the building. Each building must utilize colors from the master color list (Exhibit E) and shall also utilize at least one color found on another building within the project.
8. Screening for roof-mounted equipment shall be integrated into the building and/or roof design, and use compatible materials, colors and forms.
9. Roof-mounted equipment, including but not limited to air conditioners, fans, vents, antennas, and microwave dishes shall be set back from the roof edge, placed behind a parapet or in a well, or painted to match their background, so that they are not visible to motorists or pedestrians on the adjacent streets.
10. Ground-mounted or wall-mounted equipment shall be located out of public view to the extent possible and screened or placed in an enclosure to the extent allowed by the utility companies.
11. Consistent site amenities shall be utilized on all common areas of the development, including benches, bollards, trash and ash receptacles, parking lot lighting, and pedestrian pole lighting as specified on Exhibit D.
12. Trash and recycle enclosure materials and colors are specified on Exhibit F.
13. A master landscape plan which provides one planting palette throughout the project will provide a strong and unifying overlay to the project in its entirety.
14. The use of consistent hardscape design elements within the parking lot to denote pedestrian crossings, project vehicular entry, and traffic calming intersections shall serve to connect all portions of the site into a common theme. This hardscape design shall contain project selected colors, textures, and patterns throughout the project.
15. The plaza at buildings 4, 5, and 6, will serve as a central node to the project creating a pedestrian plaza of significant size and purpose, strong visual interest, and shall define the major outdoor public space for the project.
16. Service yards shall be incorporated into the design of the buildings and shall have consistent architectural features and materials found on adjacent elevations. The service yards shall also be screened with landscaping.

List of Exhibits

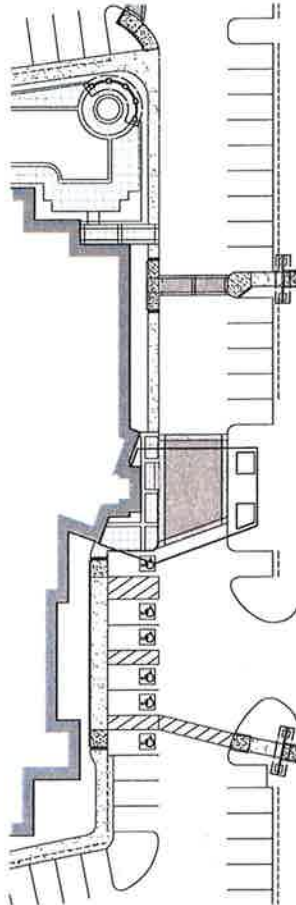
Hotel 1 Elevations (Hyatt Place)	Exhibit A
Hotel 2 Elevations (Summerfield Hotel)	Exhibit B
Building 1 & 2 Elevations (multi-tenant retail)	Exhibit C
Center Amenities	Exhibit D
Master Color/Material Palette	Exhibit E
Typical Trash Enclosure	Exhibit F



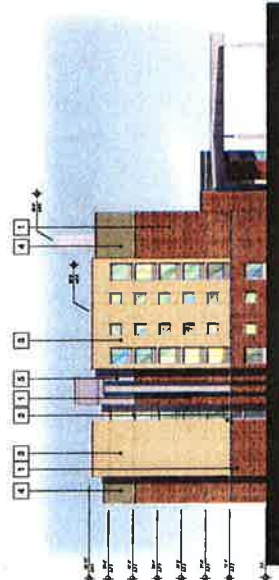
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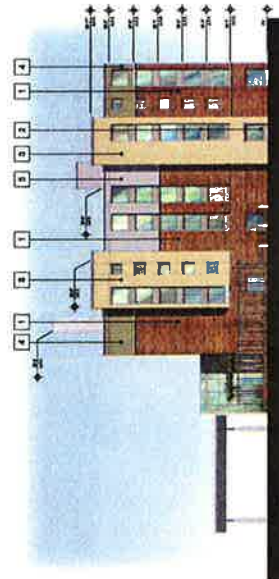
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Material	Manufacturer	Style/Color
1. Thin Brick	H.C. Ludlow	Masonry Red Finish
2. Wooded Siding	NA	Clear
3. Cement Fiber	Shaw-Wallace	SW 010 Beaded Edge
4. Medium Grain Finish	Shaw-Wallace	SW 2007 Forest Clay
5. Smooth Finish	Shaw-Wallace	SW 0100 White Blue

ARCHITECTURAL GUIDELINES EXHIBIT B

Highland Village
Roosevelt Parkway & Gibson Drive
Rooseville, CA

a-h-i
development
444 S. Bascom Ave., Suite 100
710 Riverside Avenue, Suite 300
Cupertino, CA 95011
(415) 435-4500
info@ahidevelopment.com
www.ahidevelopment.com

**HYATT PLACE
HOTEL 1**
CONCEPT ELEVATIONS

View	Scale	Date
Front	1/16" = 1'-0"	11/17/11
Rear	1/16" = 1'-0"	11/17/11
Left	1/16" = 1'-0"	11/17/11
Right	1/16" = 1'-0"	11/17/11

ELV.3

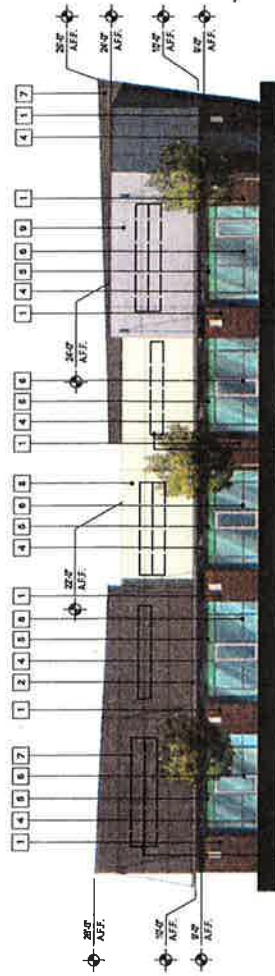
Rosenbach
Marcelli
Becker

HYATT PLACE - Hotel 1

Highland Village

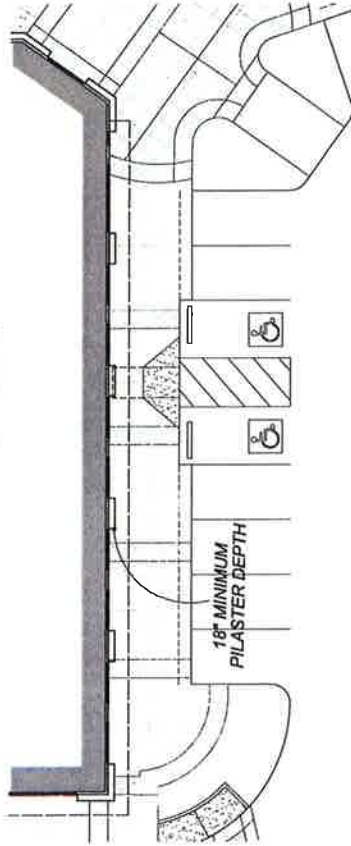
Rooseville Parkway & Gibson Drive
Rooseville, CA





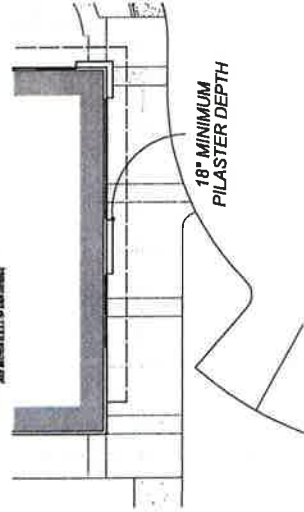
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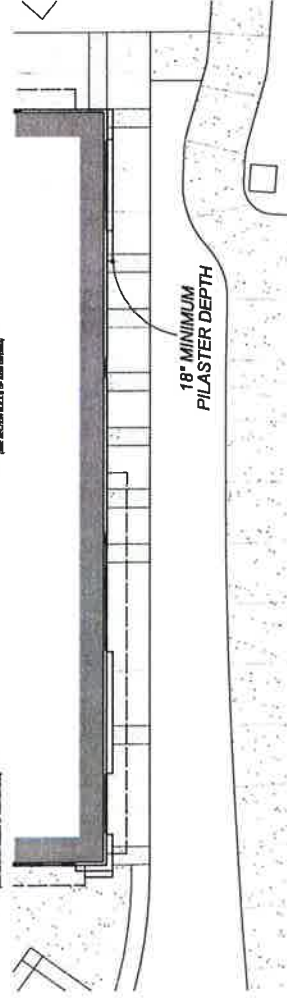
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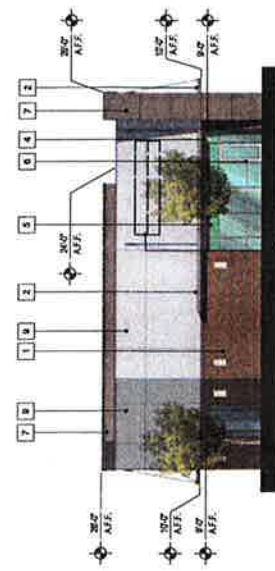
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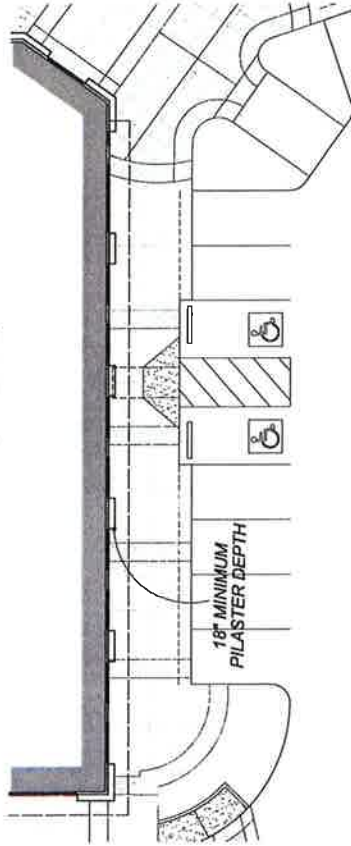
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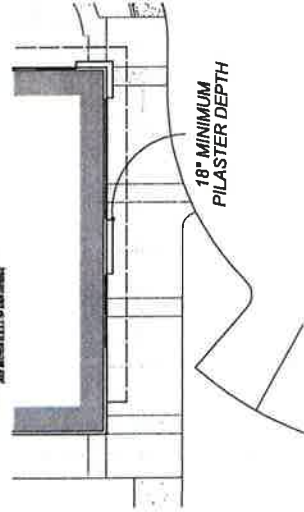
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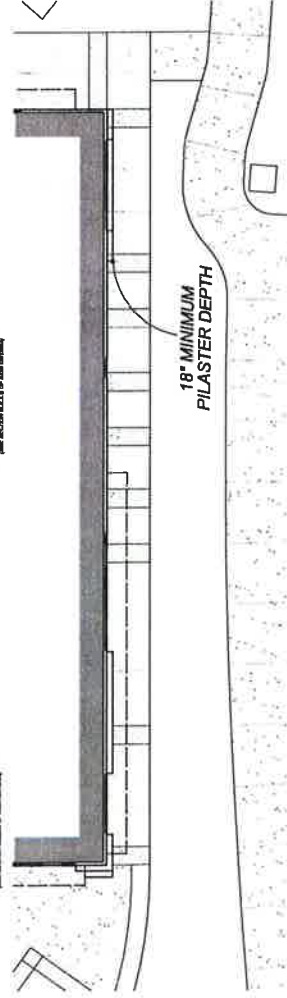
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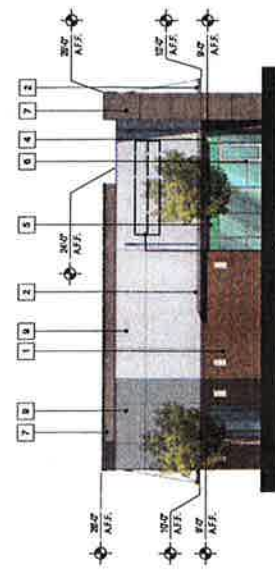
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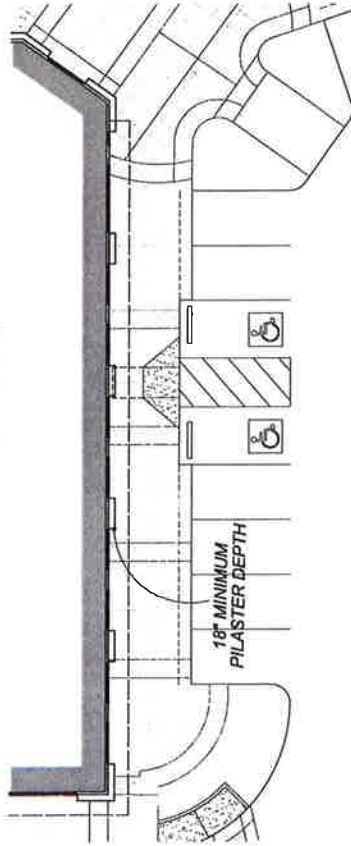
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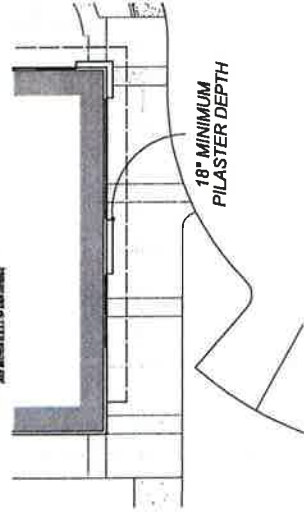
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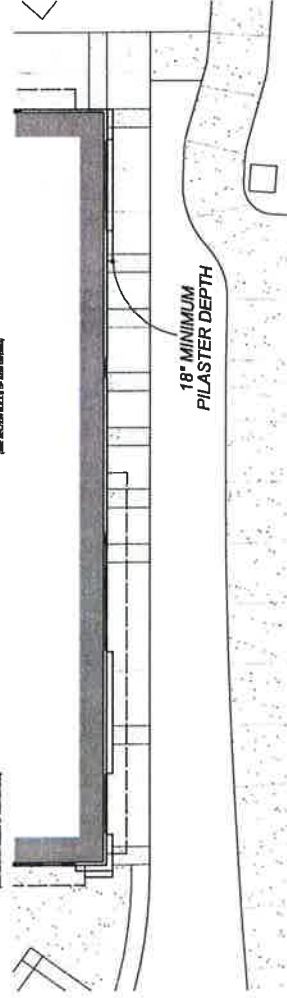
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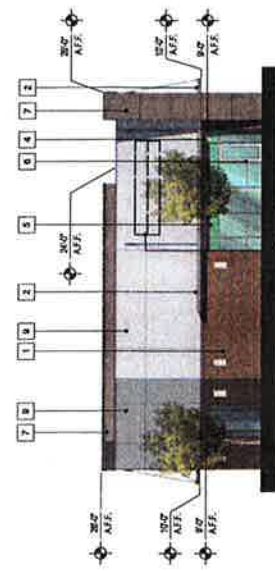
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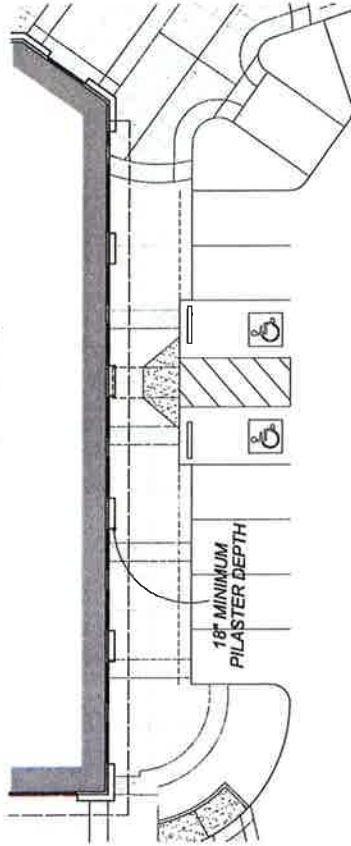
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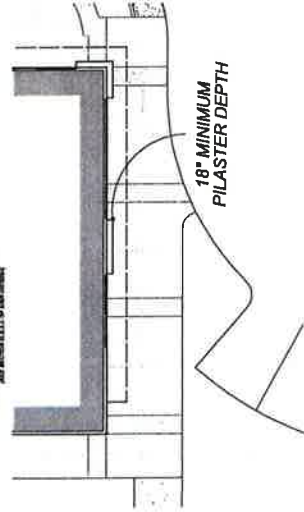
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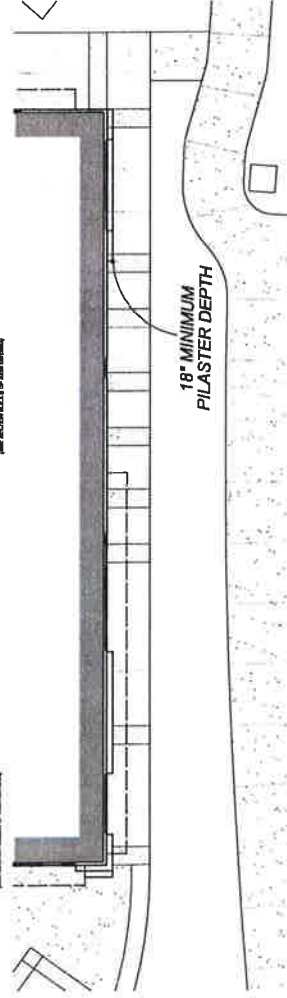
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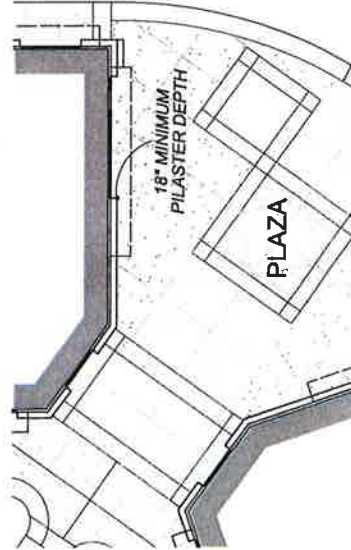
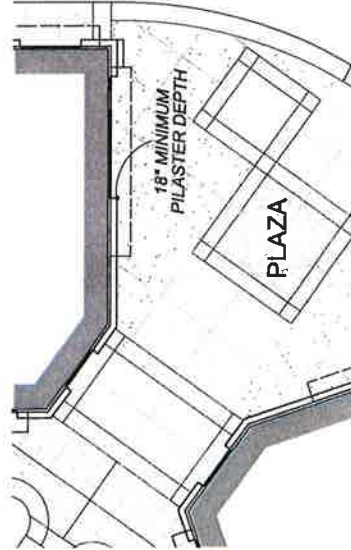
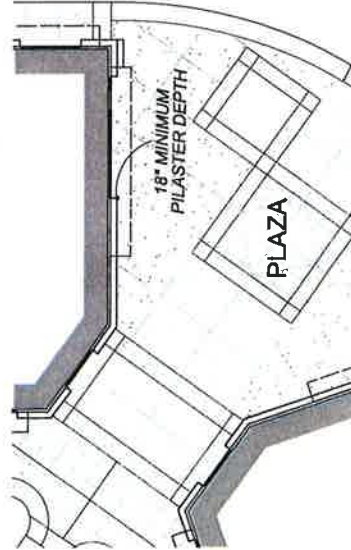
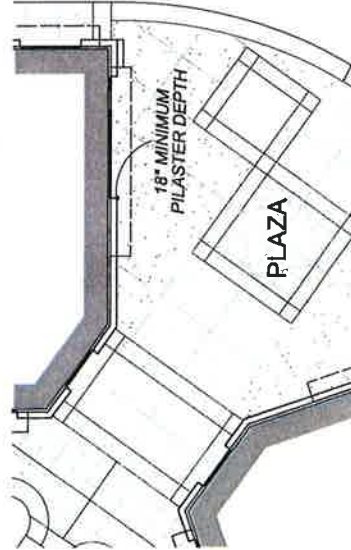
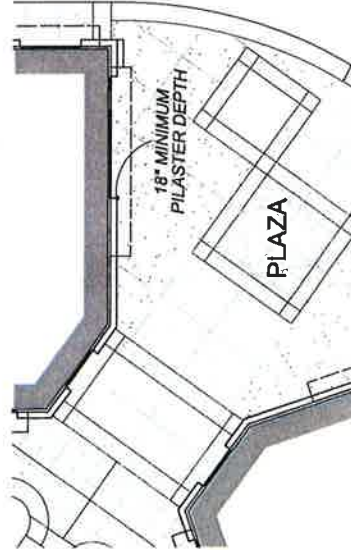
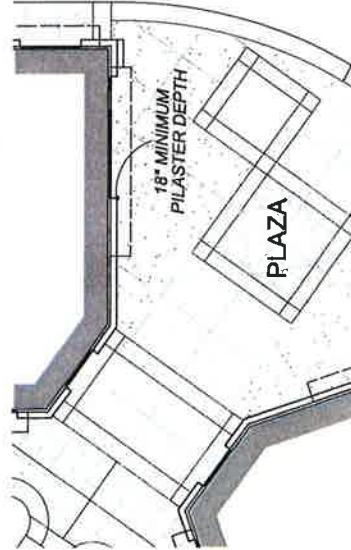
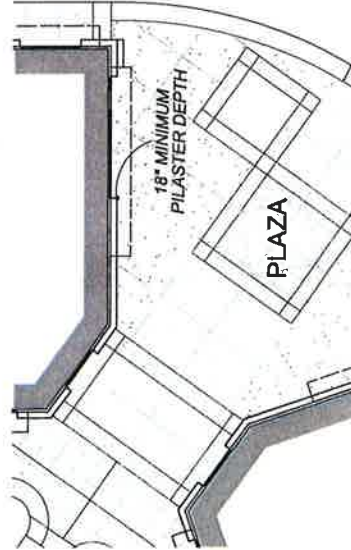
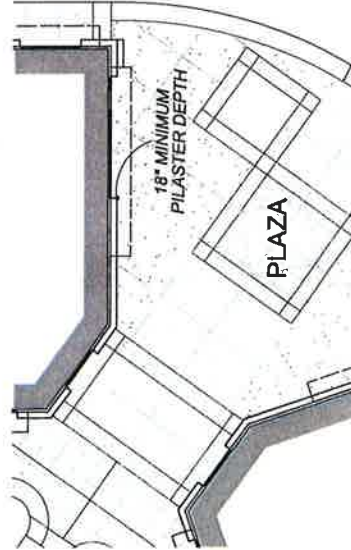
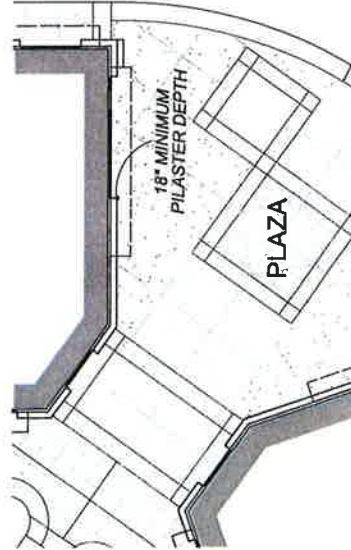
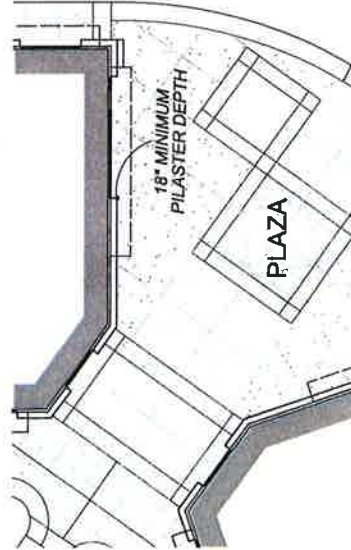
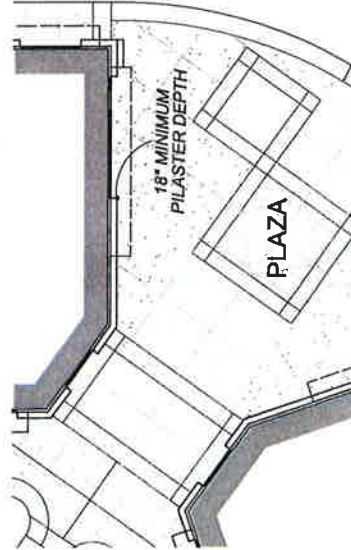
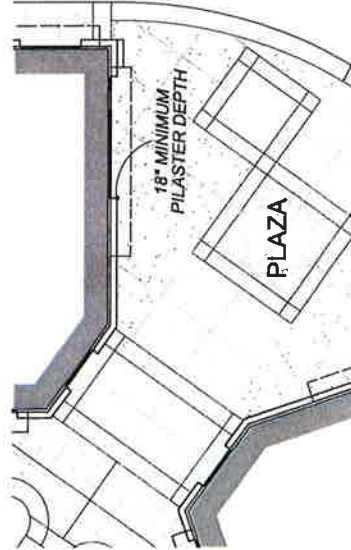
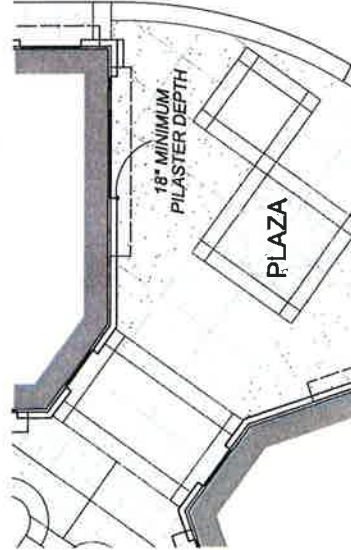
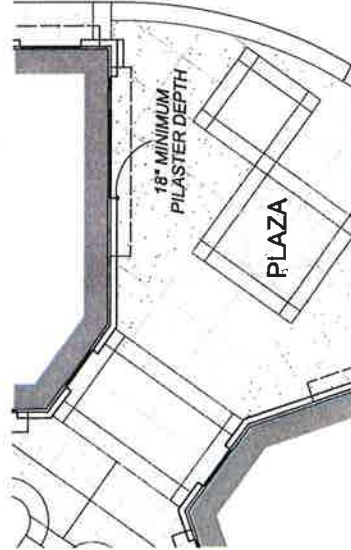
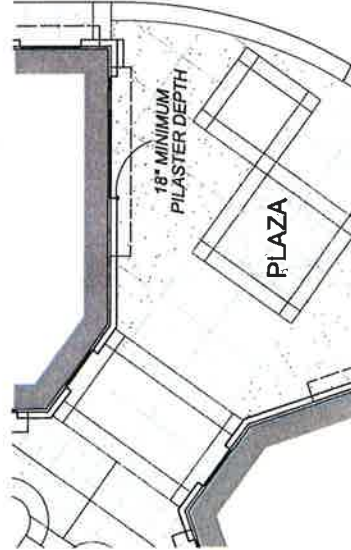
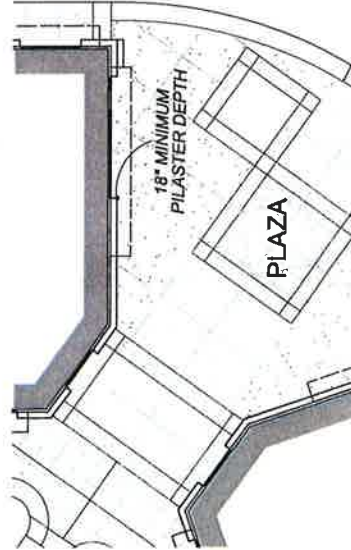
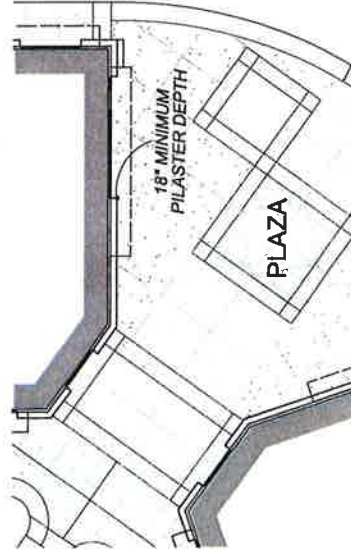
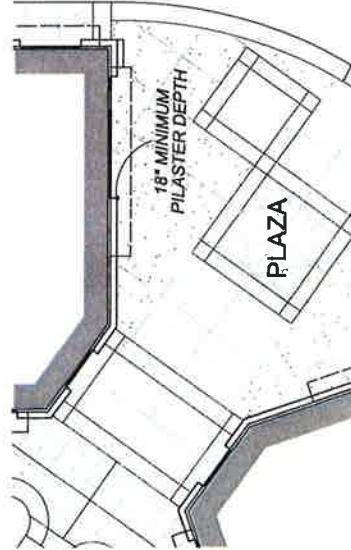
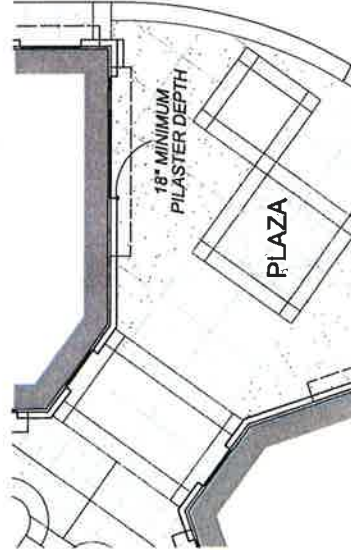
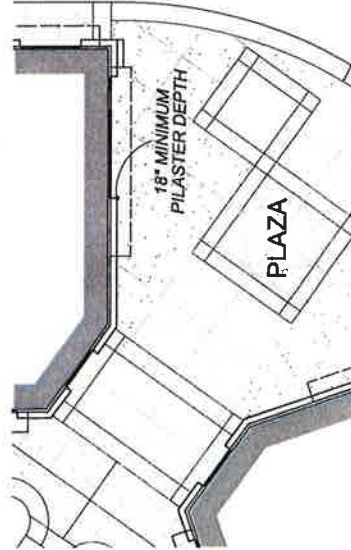
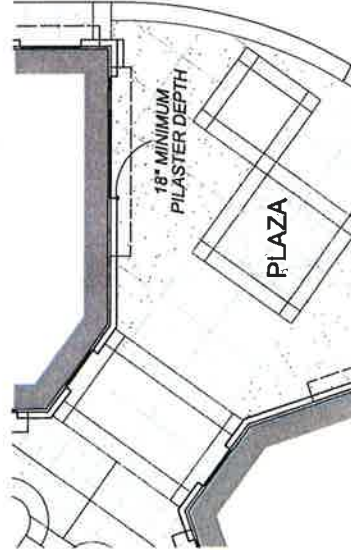
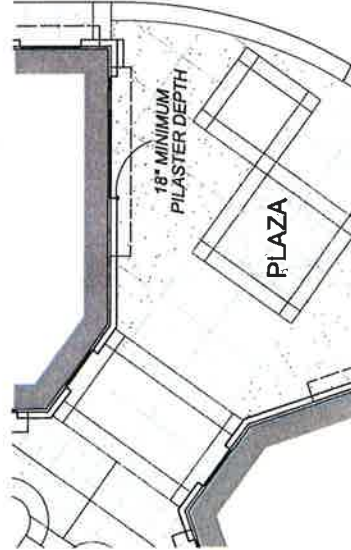
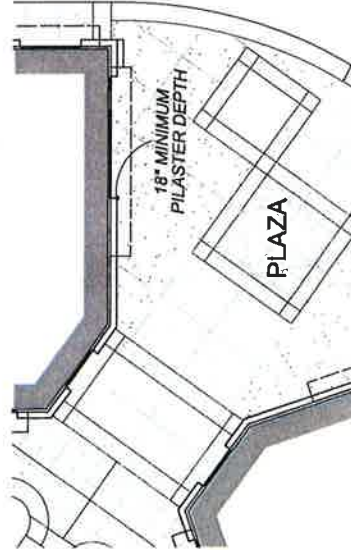
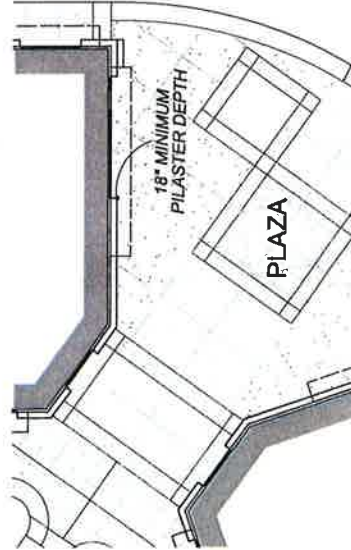
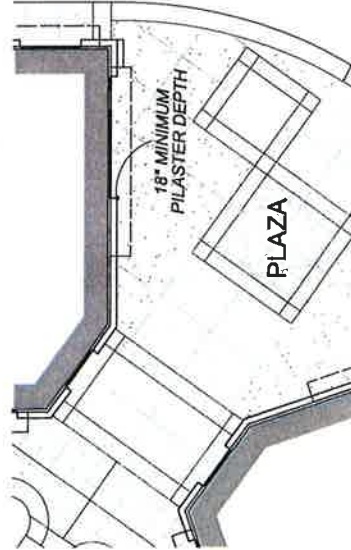
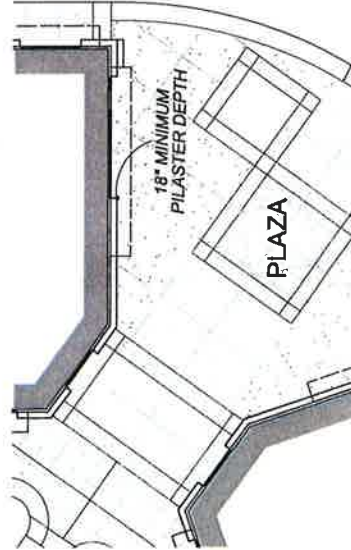
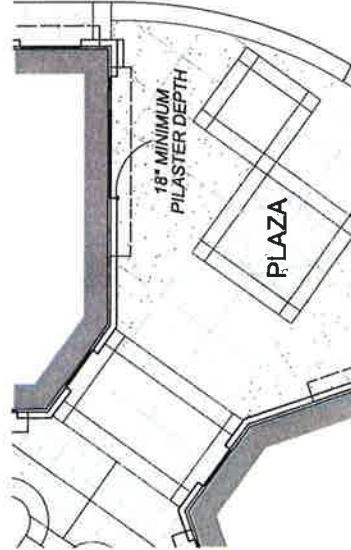
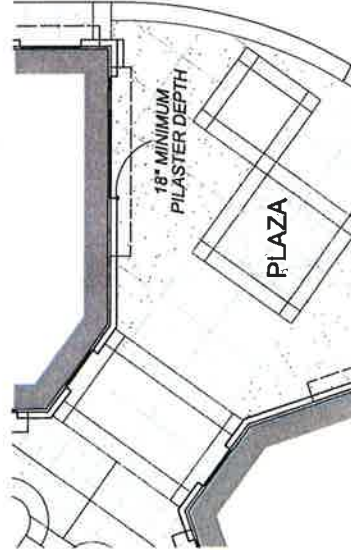
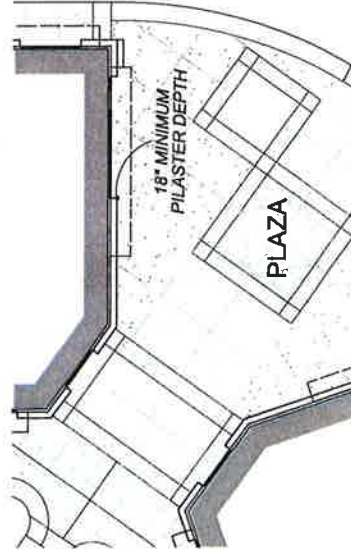
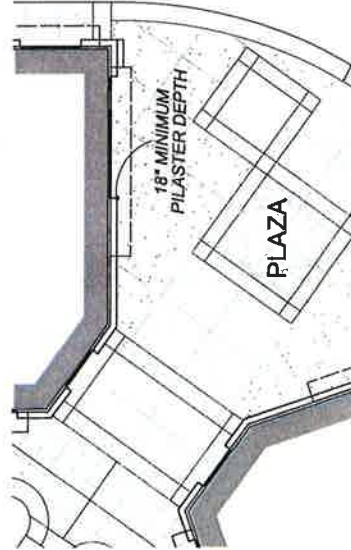
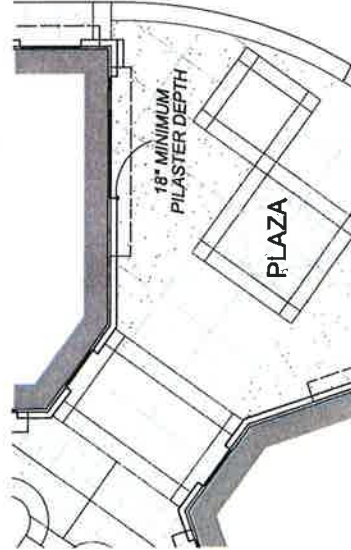
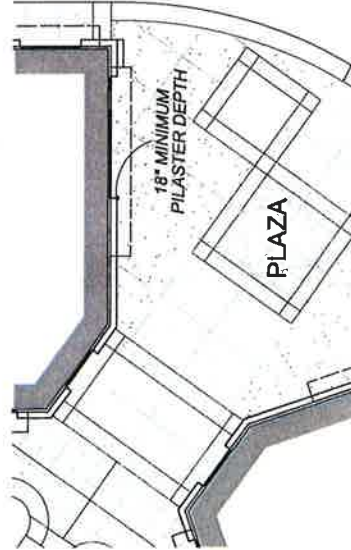
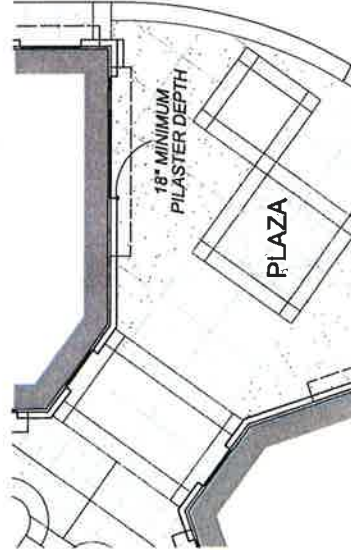
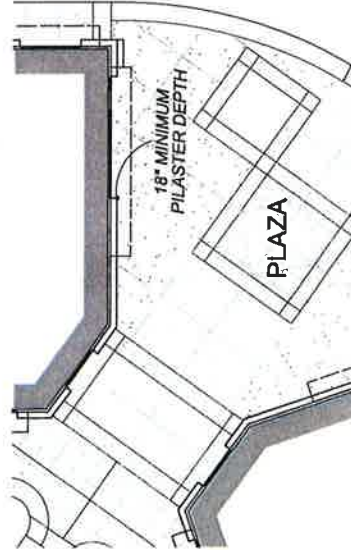
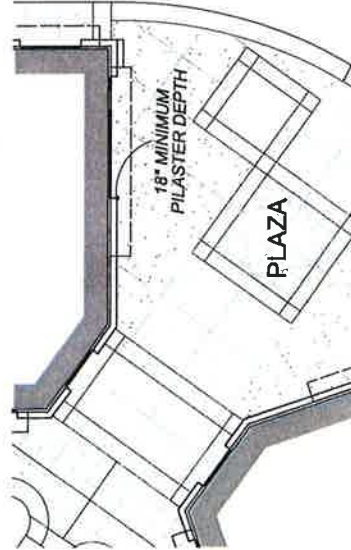
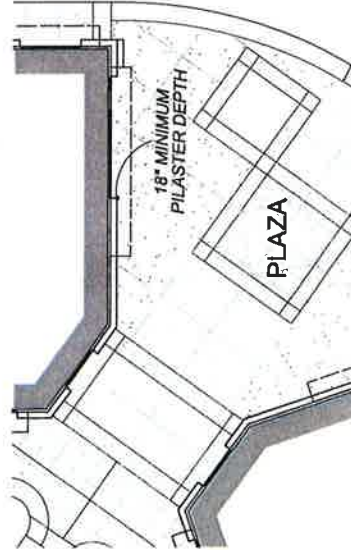
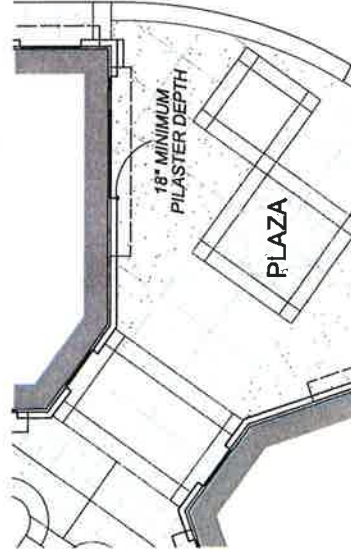
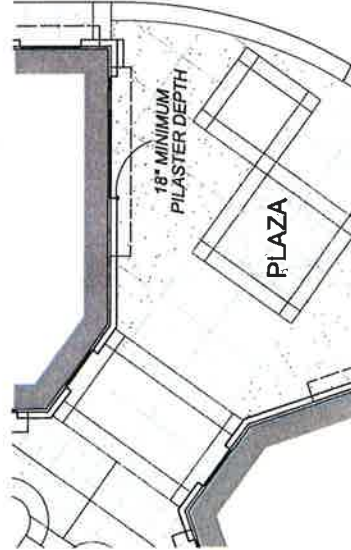
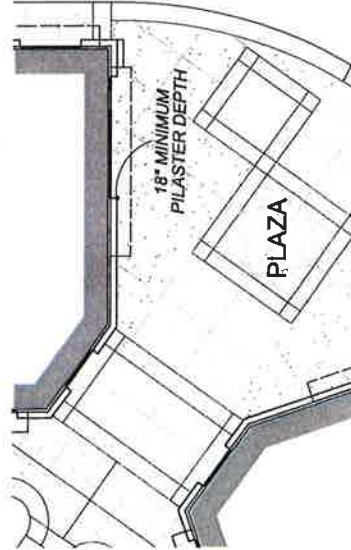
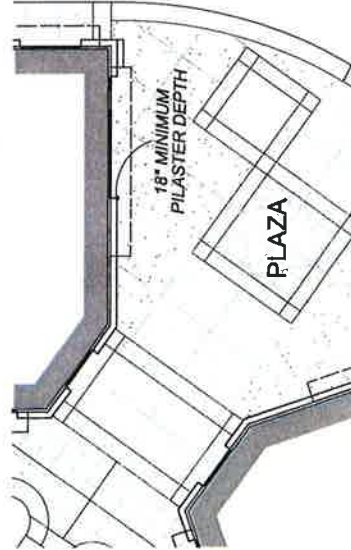
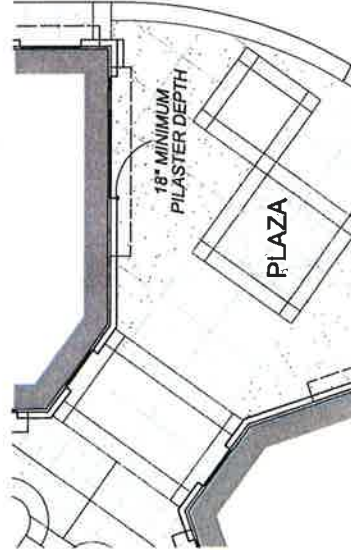
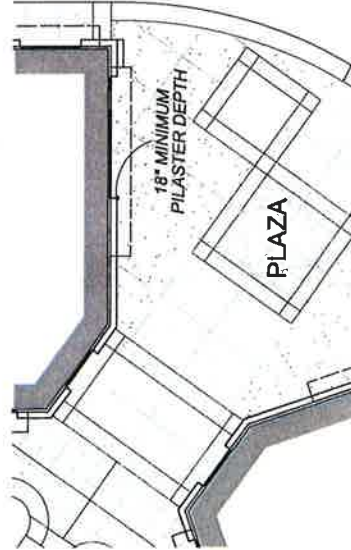
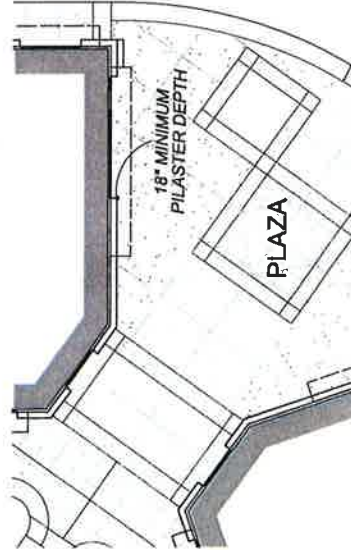
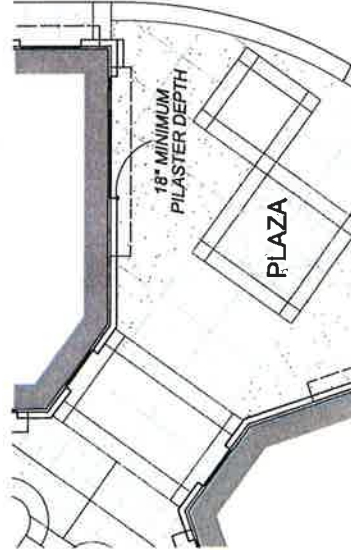
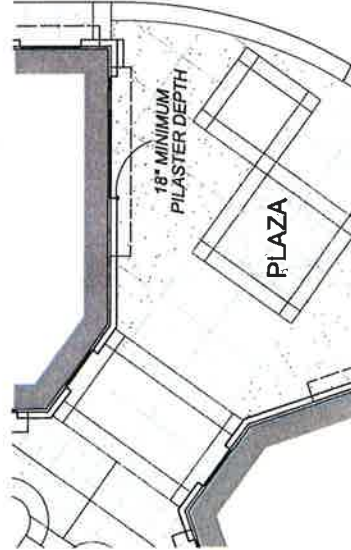
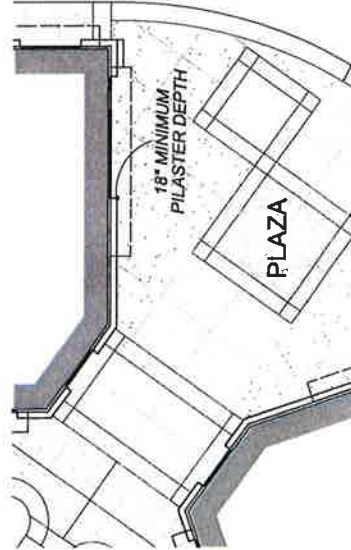
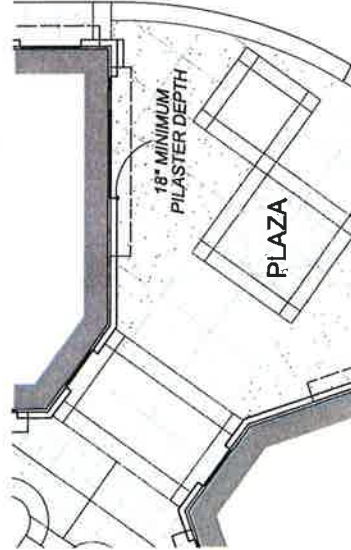
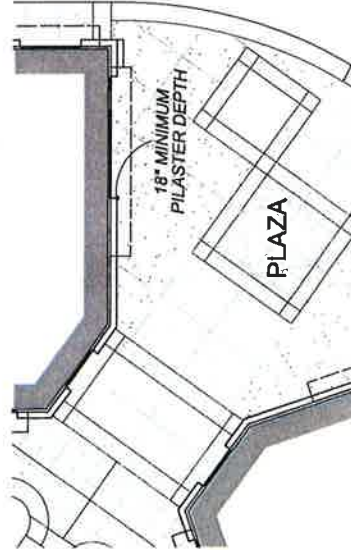
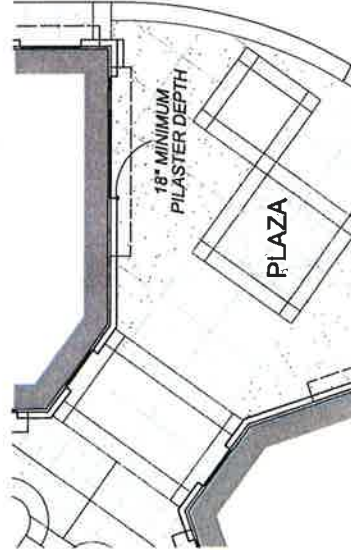
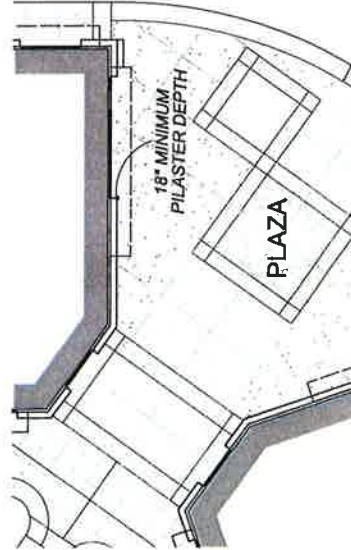
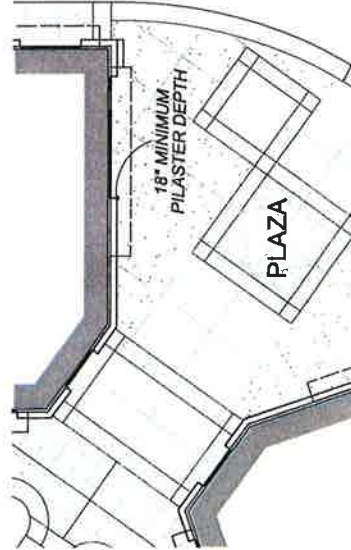
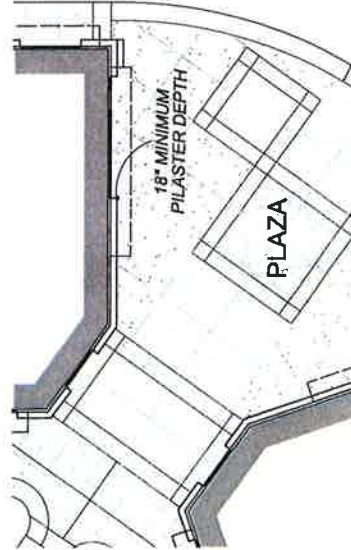
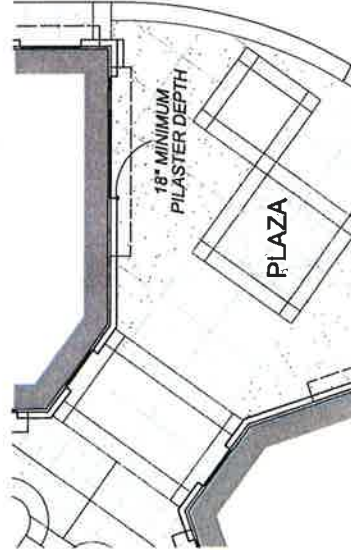
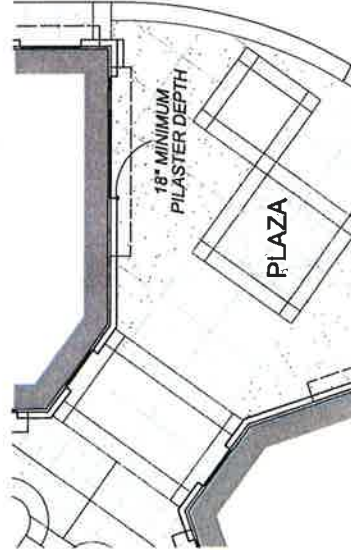
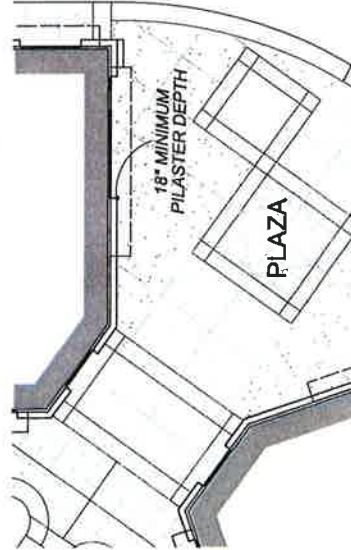
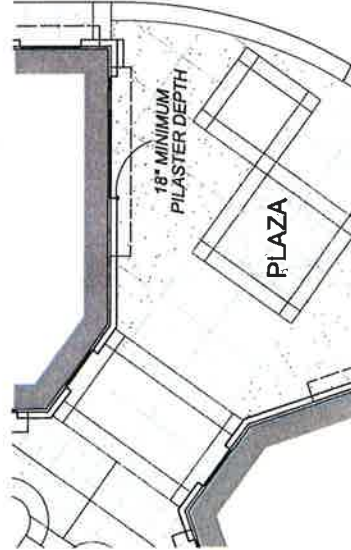
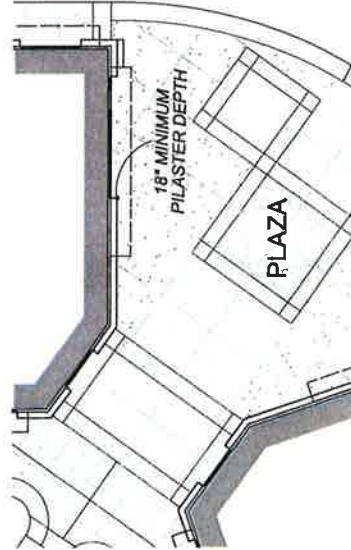
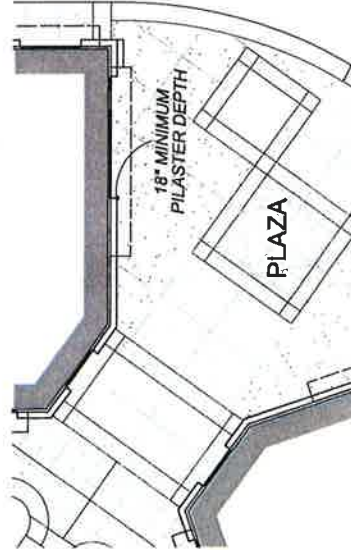
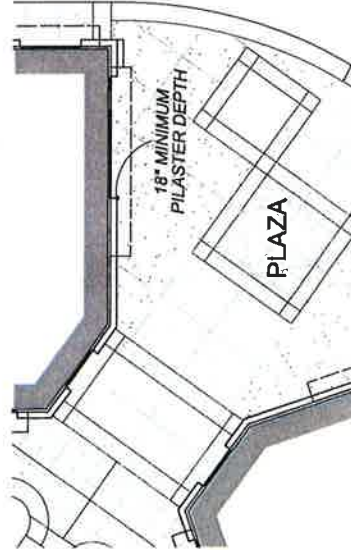
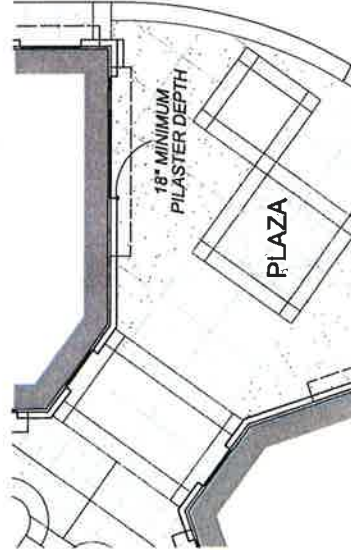
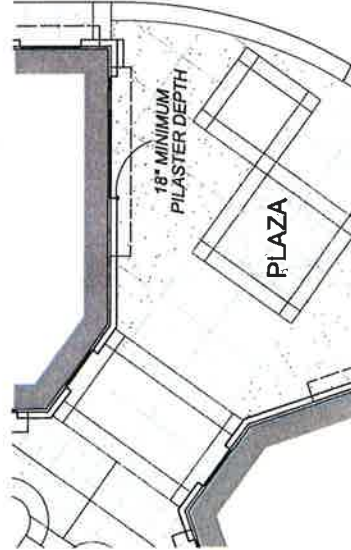
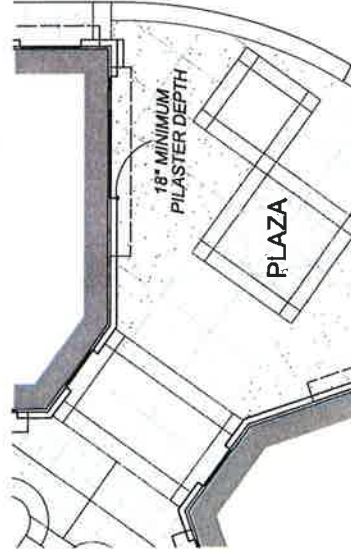
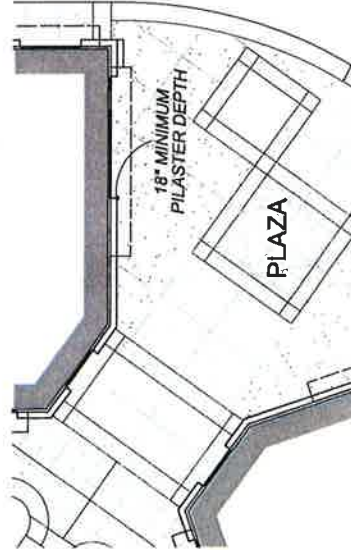
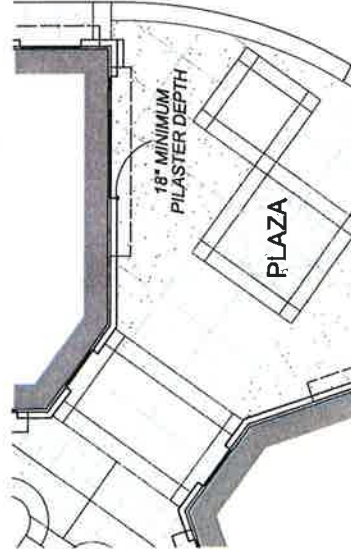
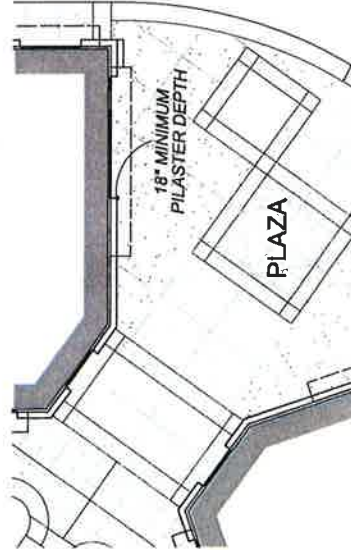
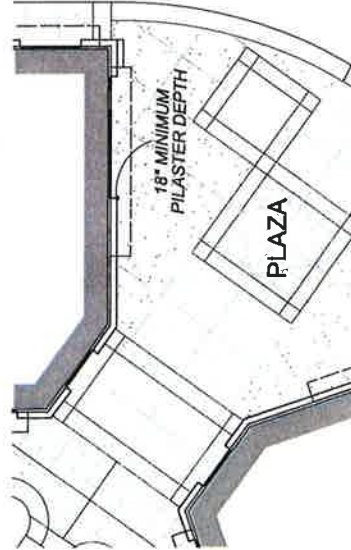
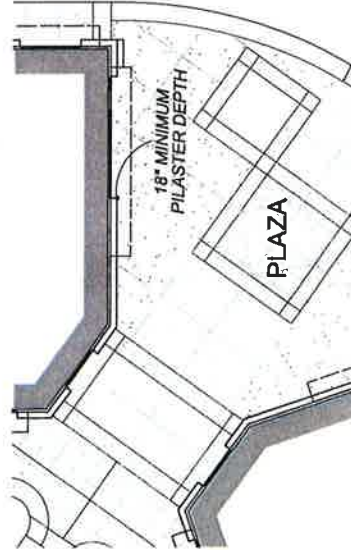
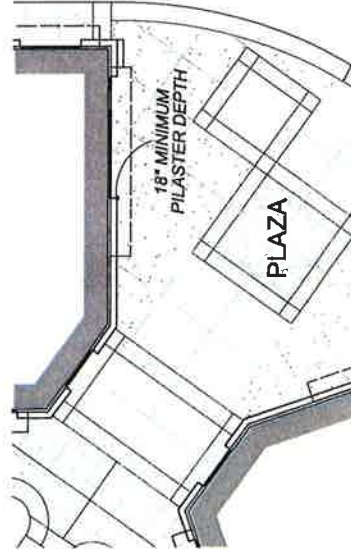
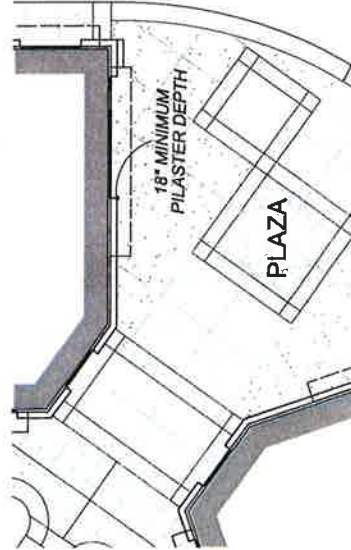
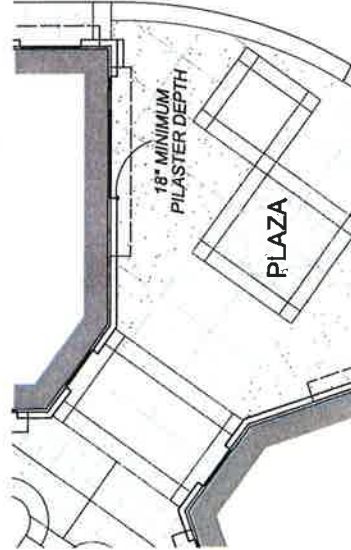
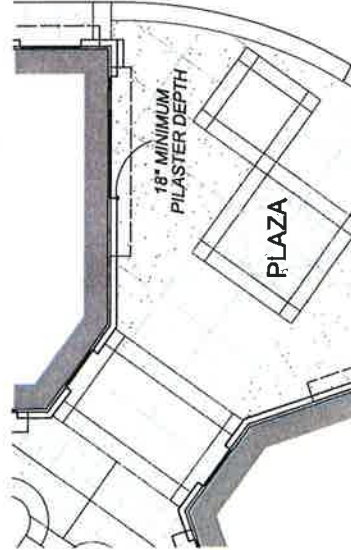
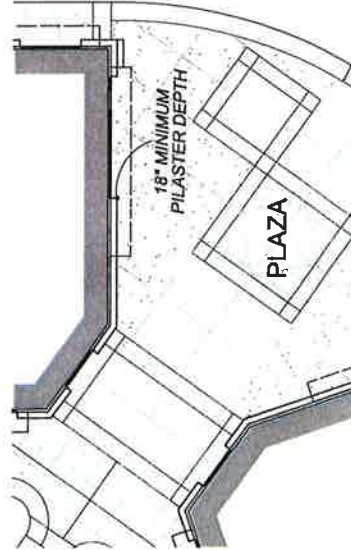
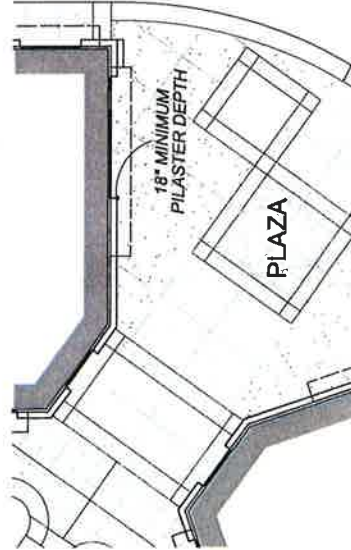
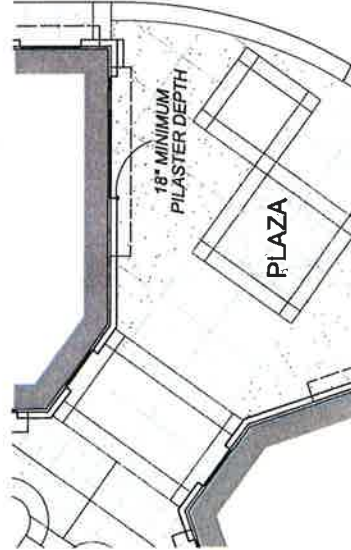
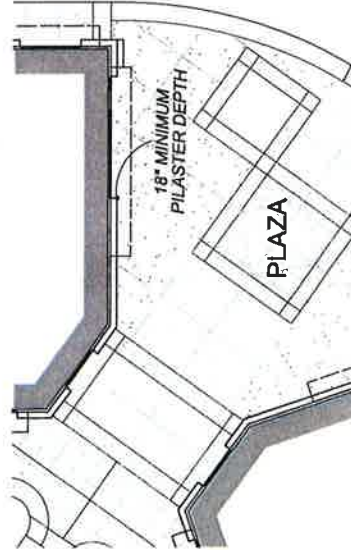
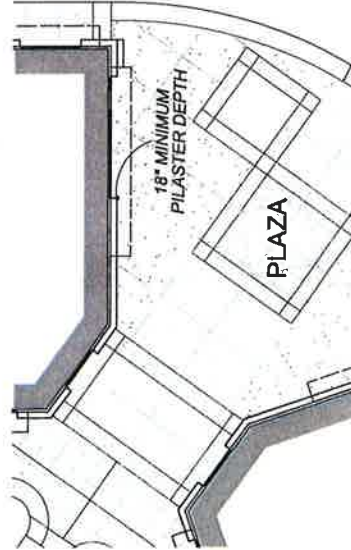
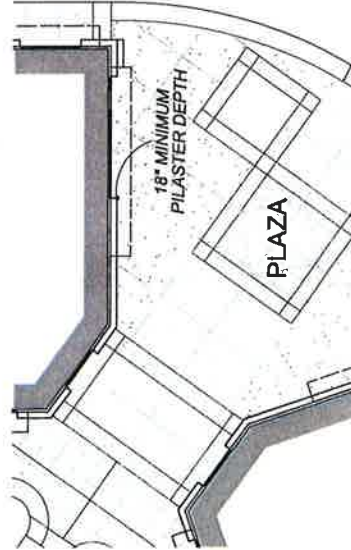
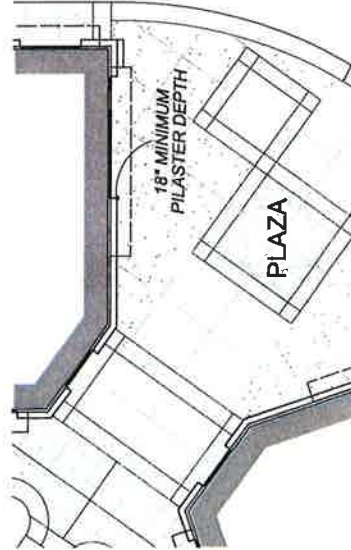
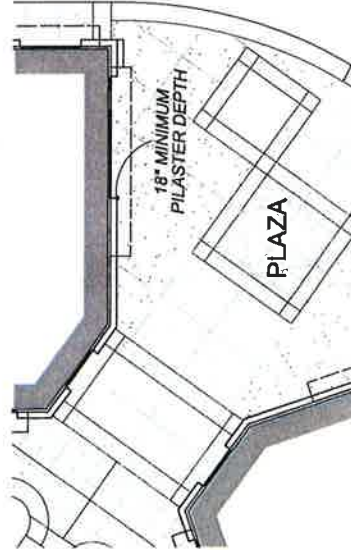
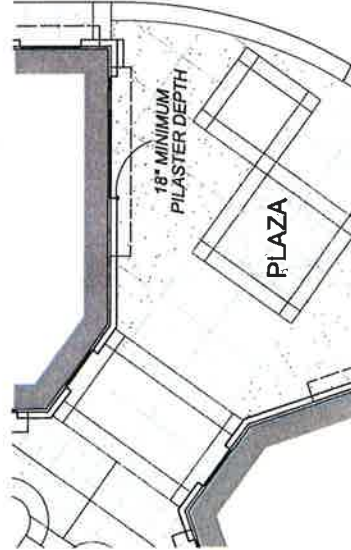
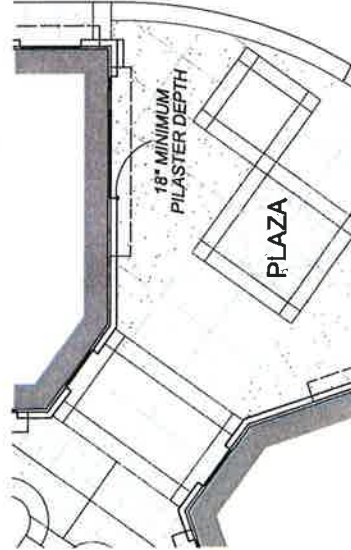
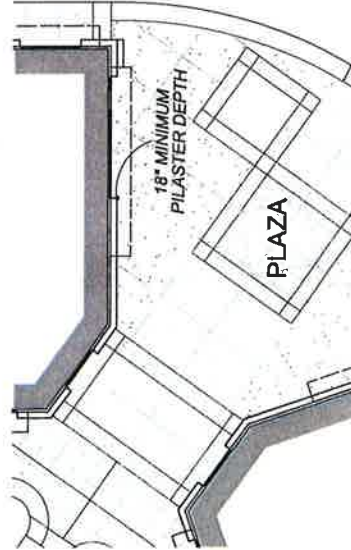
48" TYPICAL STAGGERED COPY
NOT TO EXCEED 75% OF FACE BAND
AND NOT TO EXCEED 1/8" OF FACE BAND

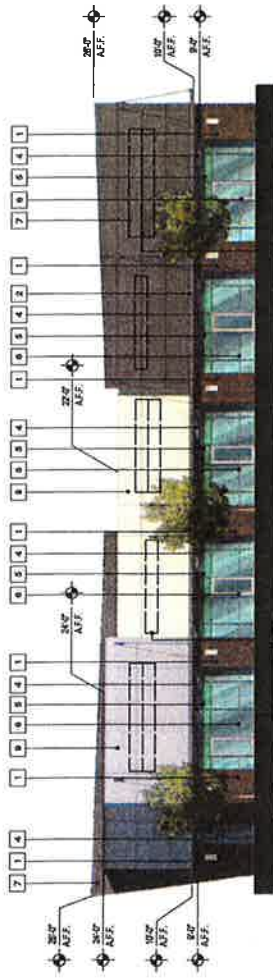
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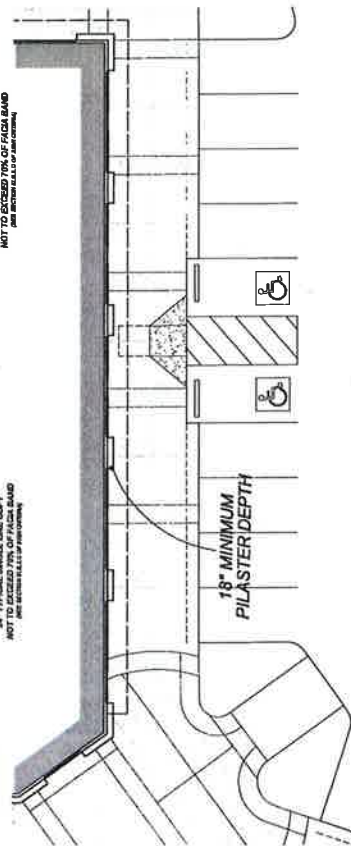
48" TYPICAL STAGGERED COPY
NOT TO EXCEED 75% OF FACE BAND
AND NOT TO EXCEED 1/8" OF FACE BAND

RIGHT





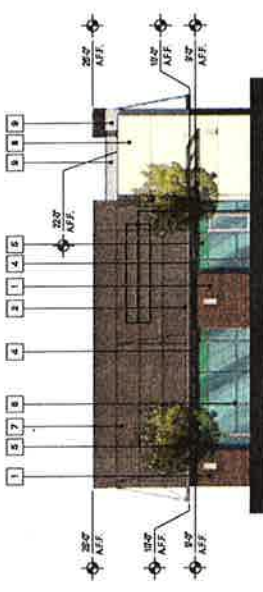
FRONT



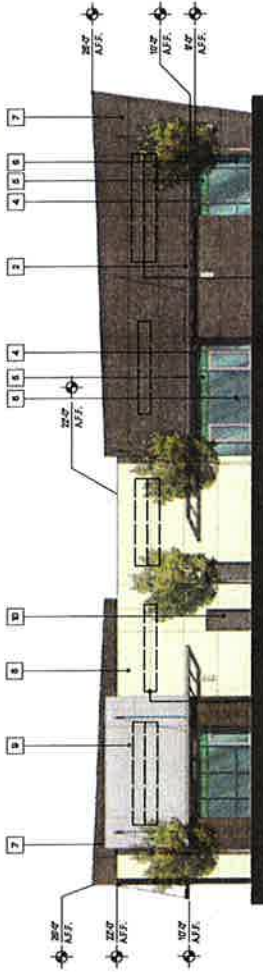
LEFT



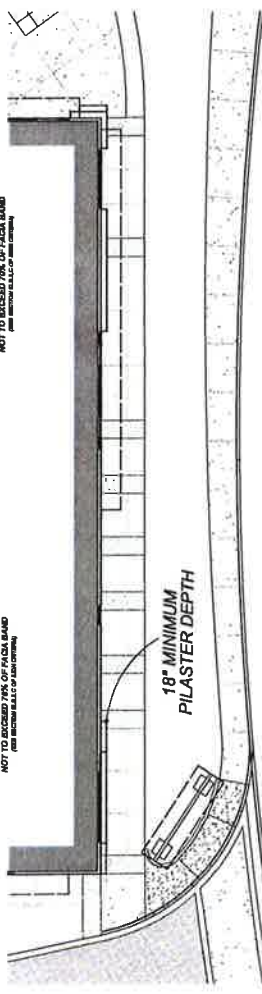
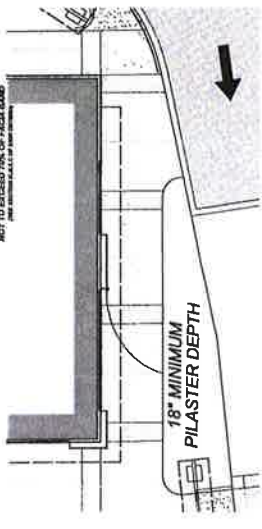
Material	Manufacturer	Style/Color
1 Thin Brick	NA	Manitoba
2 Thin Brick	NA	7045 Individual Gray
3 Perforated Aluminum	NA	Clear
4 Metal Downstaircase Lintel	ASP Span	604 7045 Individual Gray
5 Laminated Glass	Vermet	Clear
6 Anodized Aluminum	NA	Clear
7 Anodized Aluminum	Sherrill Williams	604 7045 Individual Gray
8 Anodized Aluminum	Sherrill Williams	604 7045 Individual Gray
9 Anodized Aluminum	Sherrill Williams	604 7045 Individual Gray
10 Anodized Aluminum	Sherrill Williams	604 7045 Individual Gray



RIGHT



REAR



Building 2

Highland Village ■ Roseville Parkway & Gibson Drive
Roseville, CA



Highland Village
Roseville Parkway & Gibson Drive
Roseville, CA



MADEIRA COUNTY AREA POLICE
Department of Public Safety
Roseville, CA 95747
Phone: (916) 854-2323
Fax: (916) 854-0815

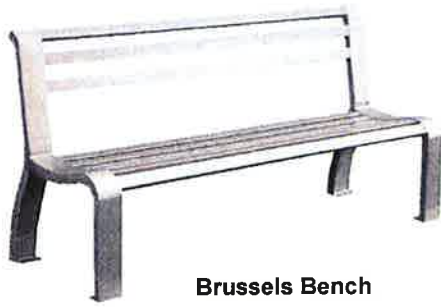
Exhibit C

48" TYPICAL PILASTER COPY	48" TYPICAL PILASTER COPY
NOT TO EXCEED 1/8" OF FACE BAND	NOT TO EXCEED 1/8" OF FACE BAND
AND SECTION E.L.C. OF FACE COPIES	AND SECTION E.L.C. OF FACE COPIES

ELV.2

Rauschenbach
Marrelli
Becker

1234 Main St., Suite 100
Roseville, CA 95747
Phone: (916) 854-2323
Fax: (916) 854-0815
www.rauschenbachmarrellibecker.com



Brussels Bench
by Canterbury International

Silver
Powder Coat Finish
6' W
1" x 2" Slats



CityView Ash Urn
by SiteScapes

Silver
Powder Coat Finish
27' H
8" Ash Pan
Removable



**Bowery Trash Receptacle
with Recycler Compartments**
by Canterbury International

Silver
Powder Coat Finish
22" D x 39.5" H
40 Gallon Capacity

Colored Asphalt
by StreetPrint



**Ashlar Slate
Mocha**

Khaki

Colored Concrete
by Davis Colors



**Pebble
641**

**Palomino
5447**

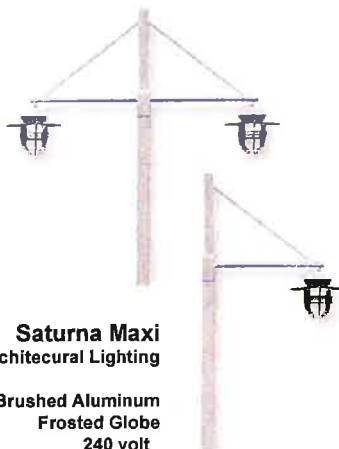
**Adobe
61078**

**Standard
Concrete**



Wilshire Planter
by QuickCrete

C1 - Natural
T1 - Smooth



Saturna Maxi
by Rebelle Architectural Lighting

Brushed Aluminum
Frosted Globe
240 volt



Warp9
by Kim Lighting
Brushed Aluminum
WP9LE

**Vandal Resistant
Round Bollard**
by Kim Lighting

Platinum Silver
VRB4 - Flat Top



Project:

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

Developer:

Glimcher Ventures Southwest, LLC
7025 N. Scottsdale Road, Ste. 303
Scottsdale, AZ 85253

(P) 602.952.9333
(F) 602.850.0513

CENTER AMENITIES

Job Number:	ADD.140
Date:	08.29.07
Drawn:	JEI
Revised:	

Sheet:

Exhibit D

**Rauschenbach
Marvelli
Becker**
architects



2277 Watt Ave. 2nd Floor Sacramento, CA 95825
P 916.488.8500 F 916.488.8566

Center Amenities

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA



GLIMCHER VENTURES SOUTHWEST

1 SW 6148 Wool Skein

2 SW 7030 Anew Gray

3 SW 7051 Analytical Gray

4 SW 7045 Intellectual Gray

5 SW 7046 Anonymous

6 SW 7048 Urbane Bronze

7 SW 6381 Anjou Pear

8 SW 6130 Mannered Gold

9 SW 2854 Caribbean Coral

10 SW 6117 Smokey Topaz

11 SW 0045 Antiquarian Brown

12 SW 7026 Griffin

13 SW 6143 Basket Biege

14 SW 6388 Golden Fleece

15 SW 3687 Compatible Cream

16 SW 6164 Svelte Sage

17 SW 2815 Renwick Olive

18 SW 6158 Sawdust

19 SW 6226 Languid Blue

20 SW 6240 Windy Blue

21 SW 6270 Soulmate

22 Mendecino Thin Brick

23 Monterey Bay Flash Thin Brick

24 Chardel Blend Thin Brick

25 Perforated Aluminum

26 Laminated Glass - Translucent 068A

27 Anodized Aluminum Storefront

28 Tube Steel - SW 6045 Intellectual Gray

Master Color/Material Palette

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

Project:
Highland Village
Roseville Parkway & Gibson Drive

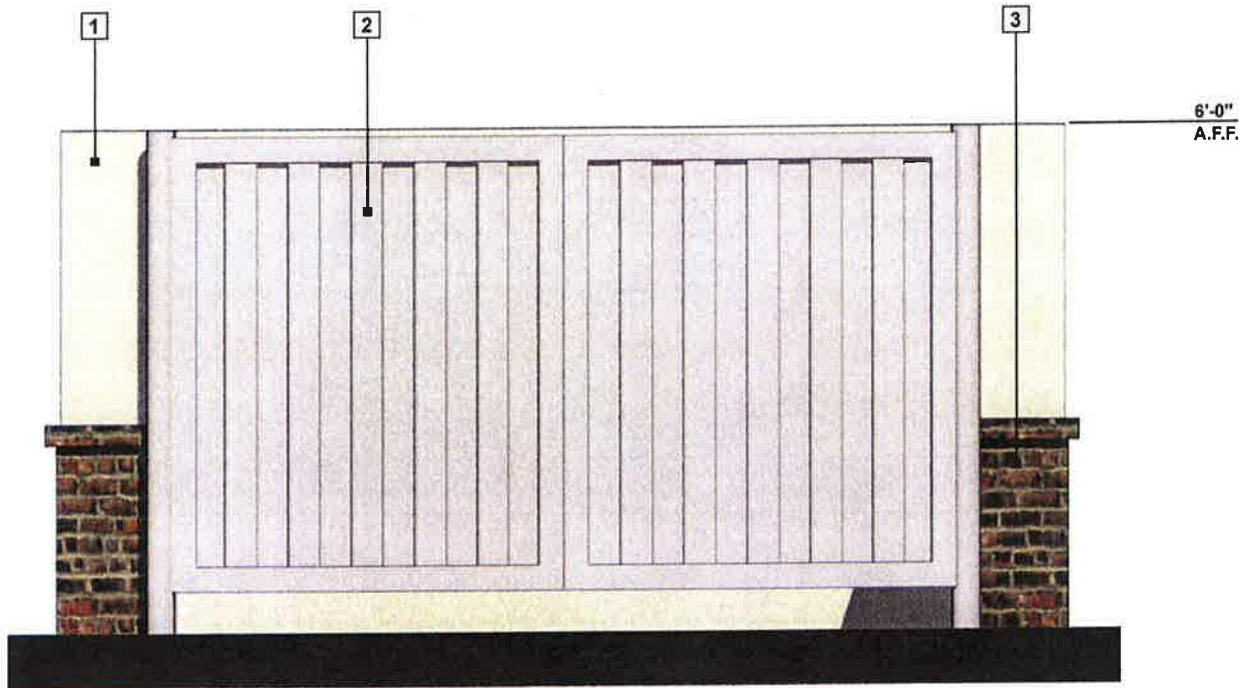
MASTER COLOR / MATERIAL PALETTE

Job Number:	A06.140
Date:	11.12.07
Drawn:	JEI
Revised:	

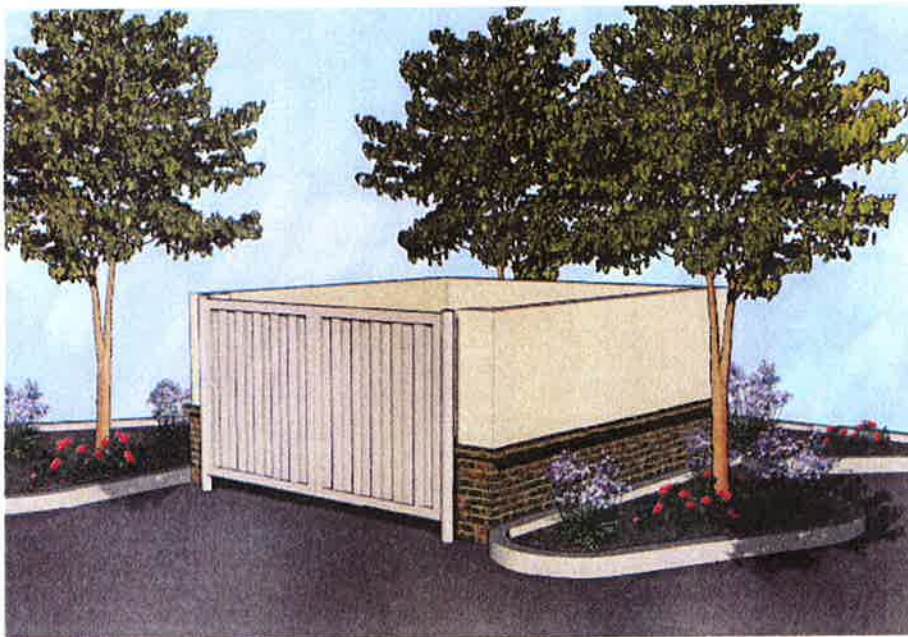
Exhibit E

**Rauschenbach
Marvelli
Becker**
architects

2277 Watt Ave. 2nd Floor Sacramento, CA 95825
P 916.488.8500 F 916.488.8568



Material	Manufacturer	Style/Color
1 Cement Plaster	Sherwin Williams	SW 6148 Wool Skein
2 Tube Steel		SW 7045 Intellectual Gray
3 Thin Brick	H.C. Muddox	Mendocino



Typical Trash Enclosure

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

Project:

Highland Village

Roseville Parkway & Gibson Drive
Roseville, CA

Developer:

Glimcher Ventures Southwest, LLC
7025 N. Scottsdale Road, Ste. 303
Scottsdale, AZ 85253

(P) 802.952.9333
(F) 802.850.0513

TYPICAL TRASH ENCLOSURE

Job Number:	A08.140
Date:	11.13.07
Drawn:	JEI
Revised:	

Sheet:

Exhibit F

**Rauschenbach
Marvelli
Becker** architects

2277 Watt Ave. 2nd Floor Sacramento, CA 95825
P 916.488.8500 F 916.488.8506

Revolutions Naturopathic Medical Solutions

254 Gibson Drive, Roseville, CA 95661

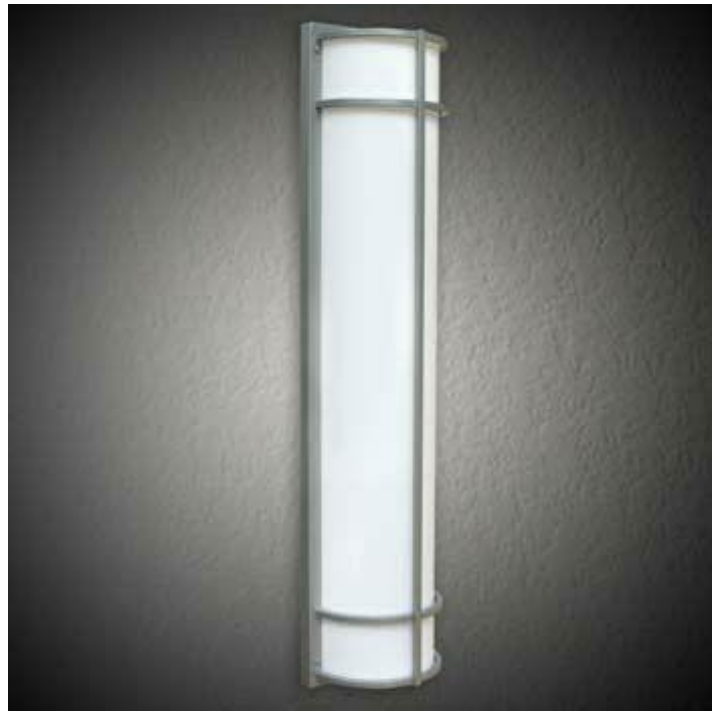
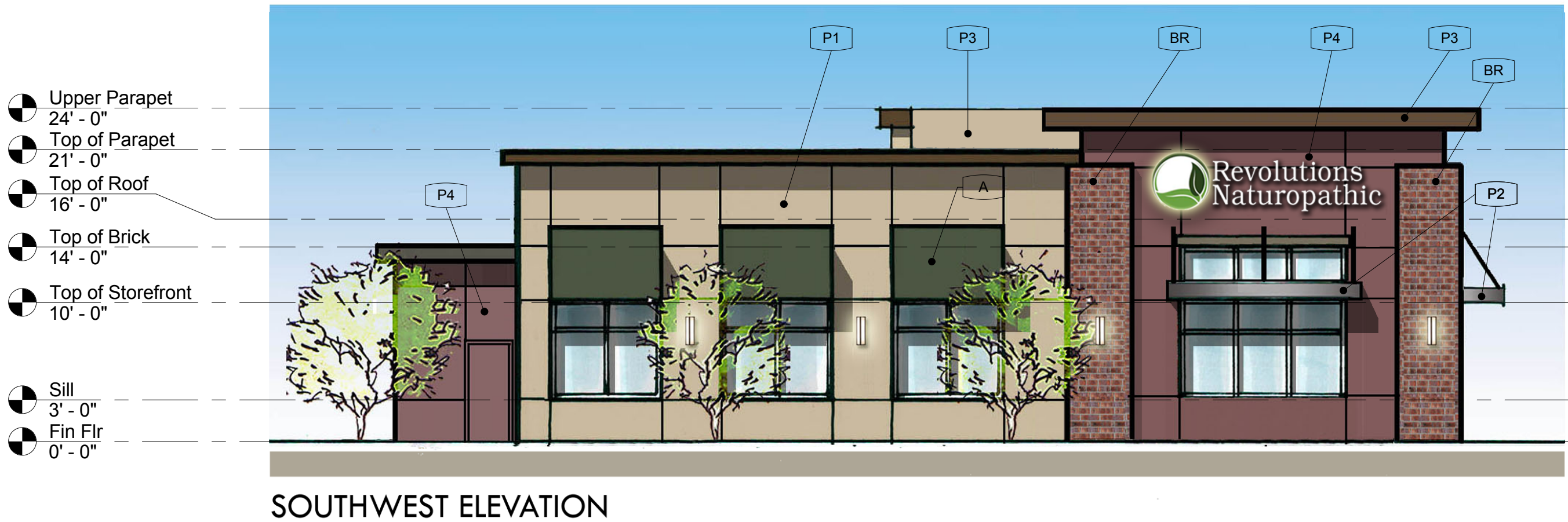
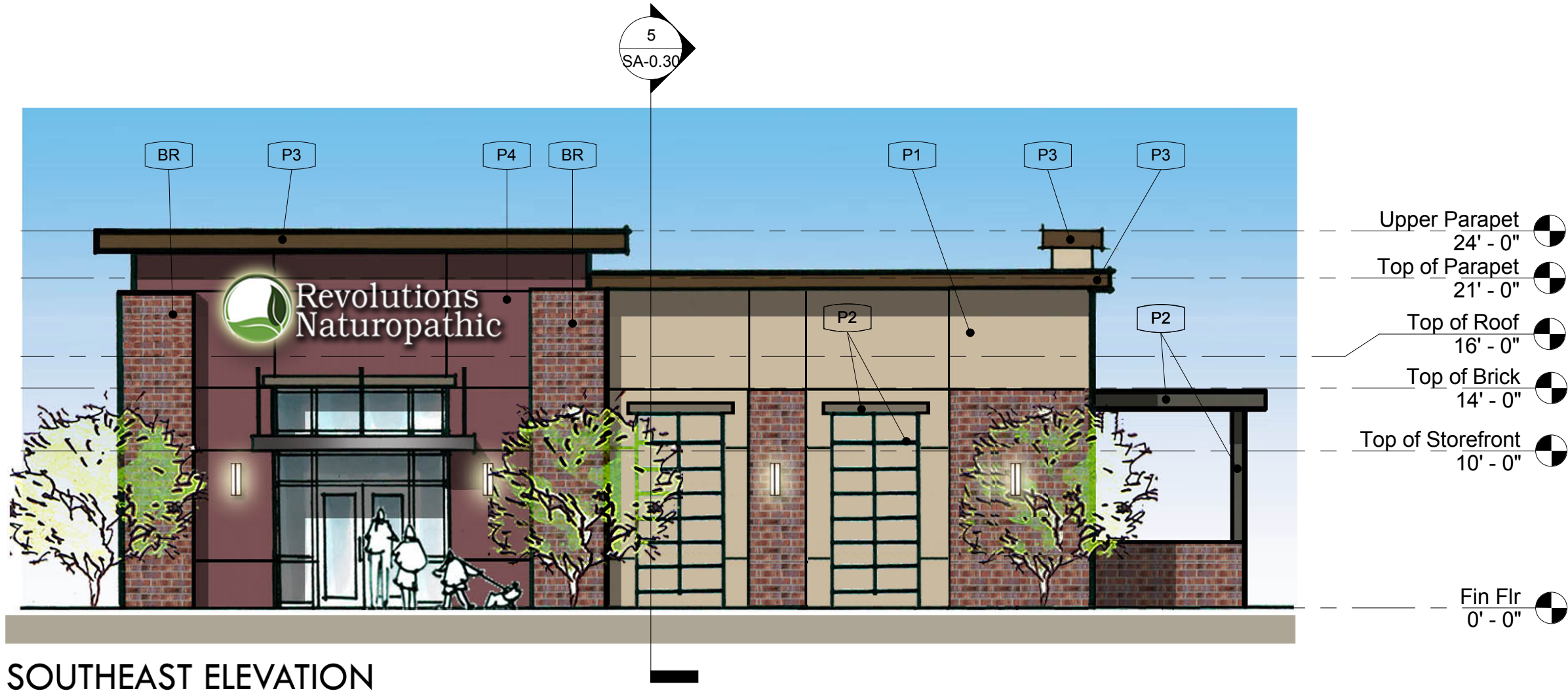
1478 STONE POINT DRIVE
SUITE 350
ROSEVILLE CA 95661

Tl 916 782 7200
F1 916 773 3037

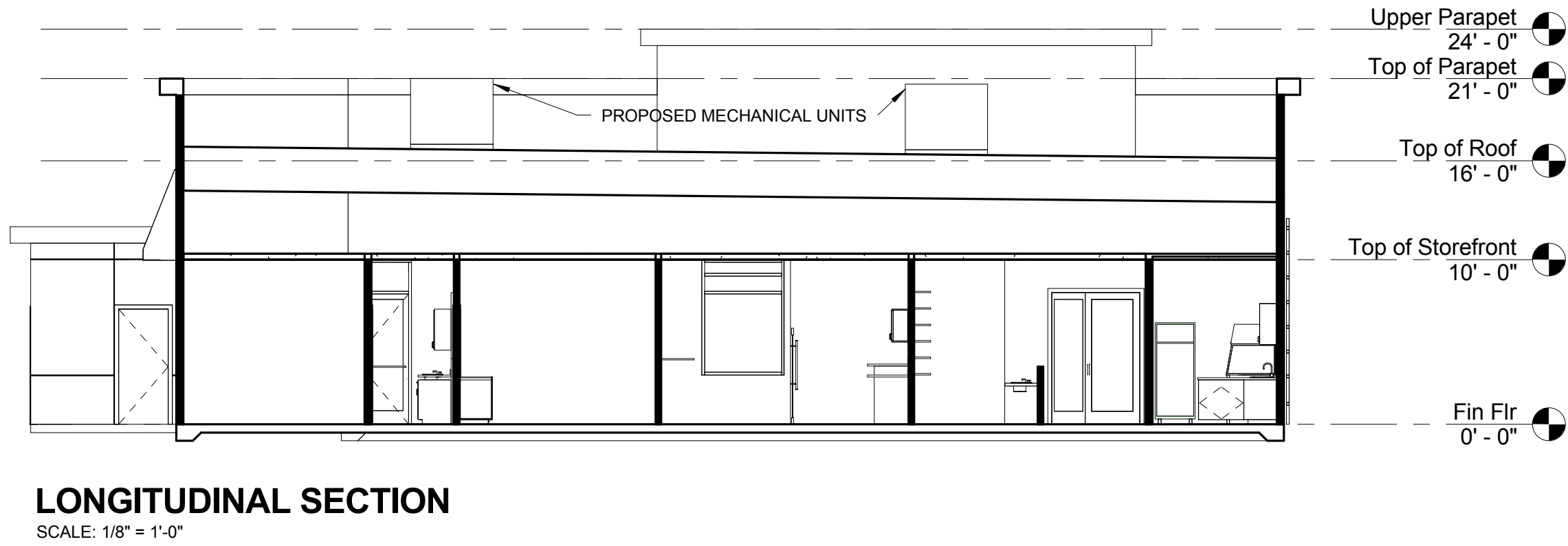
BORGESARCH.COM

ARCHITECTURE
PLANNING
INTERIORS

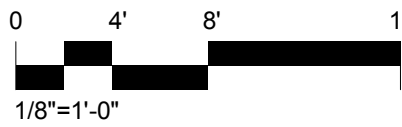
ARCHITECTURAL GROUP
Borges



EXTERIOR LIGHT FIXTURE
LIGHTWAY
MERW-626-LED
6 1/2" x 26"



	P1 SHERWIN WILLIAMS SW6143 BASKET BEIGE
	P2 SHERWIN WILLIAMS SW7048 URBANE BRONZE
	P3 SHERWIN WILLIAMS SW6069 FRENCH ROAST
	P4 SHERWIN WILLIAMS SW6300 BURGUNDY
	A SUNBRELLA AWNING 4655 ALPINE GREEN
	BR HC MUDDOX MENDOCINO THIN BRICK



EXTERIOR ELEVATIONS & SECTION



DATE: 01/29/16
BAG PROJECT NO.: 15045

SA-0.30



SOUTH ELEVATION

EXTERIOR FINISHES

ST 1	STONE VENEER. LAZY DOG CUSTOM BLEND.
ST 2	ENDICOT ROMAN THIN BRICK, COLOR: BUFF. GROUT TO MATCH BRICK COLOR.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL). COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL). COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MONICHOLO (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 3681220041
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR, VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHES SPECIES: ADLER, VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2x4 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 7	EXTERIOR TRELLIS SPECIES: DOUGLAS FIR COLOR: KELLY MOORE PAINTS CABOT AUSTRALIAN TIMBER OIL, SATIN, "NATURAL"
PT 5	DUNN EDWARDS PAINT W/ FLAT FINISH. COLOR: DE 5129 CINNABAR
PT 8B	DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 181 BLACK
PT 9	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW7026 GRIFFIN
PT 14	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW2035 RENWICK OLIVE
PT 15	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW6143 BASKET BEIGE

NOTE:

- COLOR SELECTED FROM CITY DESIGN GUIDELINES.



EAST ELEVATION

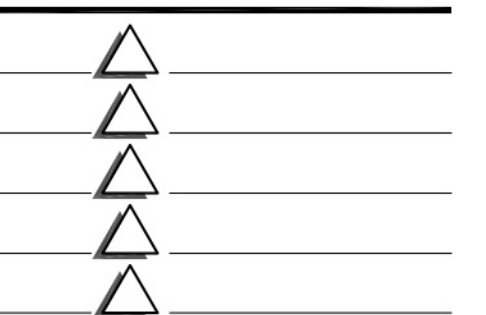


RESTAURANT & BAR

7777 CENTER AVENUE, SUITE 600
HUNTINGTON BEACH, CA 92647
PHONE 714.838.8880
FAX 714.838.8870
WWW.LAZYDOGRESTAURANT.COM

THESE DRAWINGS PREPARED BY LAZY DOG RESTAURANTS FOR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED LAZY DOG RESTAURANTS SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COPYRIGHT, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY LAZY DOG RESTAURANTS.

- ☐ PROGRESS PRINT
- ☐ PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION



LAZY DOG
RESTAURANT & BAR
HIGHLAND VILLAGE
ROSEVILLE, CA

EXTERIOR ELEVATIONS

DRAWN BY
RAF
CHECKED BY
RAF/DM
SCALE
3/16" = 1'-0"
JOB NO.

DATE: 11/11/2010

DD4.0



EXTERIOR FINISHES

ST 1	STONE VENEER LAZY DOG CUSTOM BLEND.
ST 2	ENDICOT ROMAN THIN BRICK, COLOR: BUFF. GROUT TO MATCH BRICK COLOR.
MTL 5	BERRIDGE STANDING SEAM METAL ROOF (OR APPROVED EQUAL), COLOR: DEEP RED OR METAL FLASHING/RAIN GUTTER/DOWNSPOUT TO MATCH "DEEP RED" COLOR.
MTL 6	US ALUMINUM STOREFRONT WINDOWS (OR APPROVED EQUAL), COLOR: TO MATCH BERRIDGE METALS "DEEP RED"
MTL 11	MCNICHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 3681220041
WD 1	EXTERIOR WOOD TIMBERS SPECIES: DOUGLAS FIR VERTICAL GRAIN COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 2	EXTERIOR WOOD CASINGS AT DOORS, WINDOWS AND NICHS SPECIES: ADLER VERTICAL GRAIN COLOR: CUSTOM HONEY ADLER STAIN, SATIN, 2 COATS
WD 3	EXTERIOR 2x4 DOUGLAS FIR WOOD SIDING. FINISH: SANDBLAST AND STAIN SPECIES: DOUGLAS FIR COLOR: 2 COATS BEHR PREMIUM WEATHER PROOFING ALL-IN-ONE TRANSPARENT, SATIN, "CORDOVAN BROWN" T-104
WD 5	EXTERIOR WOOD FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 6	EXTERIOR GLU-LAM FASCIA SPECIES: DOUGLAS FIR COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS
WD 7	EXTERIOR TRELLIS SPECIES: DOUGLAS FIR COLOR: KELLY MOORE PAINTS CABOT AUSTRALIAN TIMBER OIL, SATIN, "NATURAL"
PT 5	DUNN EDWARDS PAINT W/ FLAT FINISH. COLOR: DE 5209 CINNABAR
PT 8B	DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 101 BLACK
PT 9	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW1026 GRIFIN
PT 14	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW285 RENWICK OLIVE
PT 15	SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW6143 BASKET BEIGE

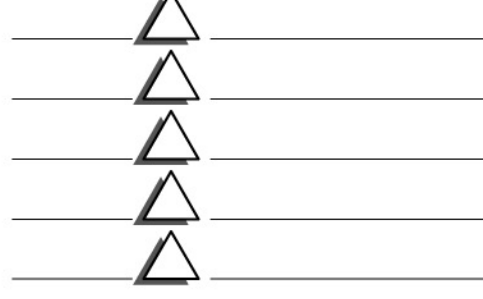
NOTE:
● COLOR SELECTED FROM CITY DESIGN GUIDELINES.



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THESE DRAWINGS PREPARED BY LAZY DOG RESTAURANTS FOR THIS PROJECT ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED LAZY DOG RESTAURANTS SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COPYRIGHT, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS SHALL NOT BE USED BY OTHERS ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY LAZY DOG RESTAURANTS.

- ☐ PROGRESS PRINT
- ☐ PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION



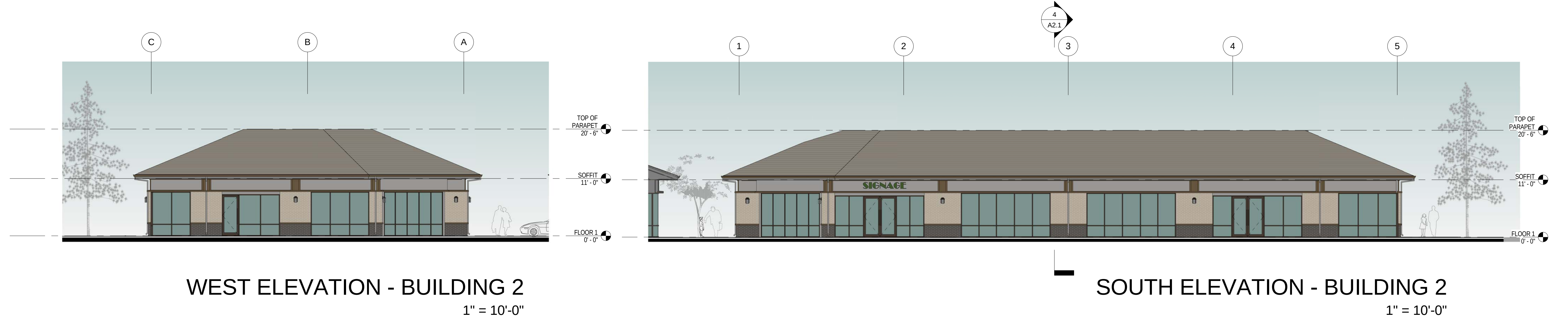
LAZY DOG
RESTAURANT & BAR
HIGHLAND VILLAGE
ROSEVILLE, CA

SHEET TITLE
EXTERIOR ELEVATIONS

DRAWN BY
RAF
CHECKED BY
RAF/DM
SCALE
3/32" = 1'-0"
JOB NO.
DESIGNER

DD4.1





EXTERIOR FINISH SCHEDULE

BR-1	THIN BRICK VENEER BASIS-OF-DESIGN PRODUCT MFR: H. C. MUDDOX COLOR: CHARDEL BLEND		P-1	PAINT COLOR 1 MFR: DUNN EDWARDS COLOR: DE6119 NEUTRAL VALLEY LRV 15	ES-1	WALL SCONCE, EXTERIOR SUPPLIER: LUMENS MFR: HUBBARDTON FORGE STYLE: TOUROU COASTAL OUTDOOR
BR-2	THIN BRICK VENEER BASIS-OF-DESIGN PRODUCT MFR: H. C. MUDDOX COLOR: KLINKER		P-2	PAINT COLOR 2 MFR: KELLY MOORE COLOR: KM5792 STACKED STONE		
RT-1	CONCRETE ROOF TILE BASIS OF DESIGN PRODUCT MFR: EAGLE ROOFING PRODUCTS COLOR: VILLAGE BLEND		P-3	PAINT COLOR 3 MFR: KELLY MOORE COLOR: KM4578 FEATHER STONE		
			AL-1	ALUMINUM FRAMING ALUMINUM FRAMED STOREFRONT AND ENTRANCES - SYSTEM WITH MIN 4.5" DEEP, 2" WIDE MULLIONS FINISH: ARCADIA, STANDARD DARK BRONZE AB-7		
			GL-1	INSULATING GLASS UNITS BASIS-OF-DESIGN PRODUCT: PPG SOLARBAN 60 (2) CLEAR + CLEAR GLASS INSULATING GLASS UNIT AT DOORS, INSTALL SINGLE PANE, TEMPERED GLASS		

Fit Developments

10 0 10 20 30

RMW think
architecture & interiors listen
build
speak
learn

A3.1 PLANNING SUBMITTAL

EXTERIOR ELEVATIONS

HIGHLAND VILLAGE BUILDINGS 1 & 2

258 & 262 GIBSON DRIVE, ROSEVILLE, CA 95678

07.18.2017

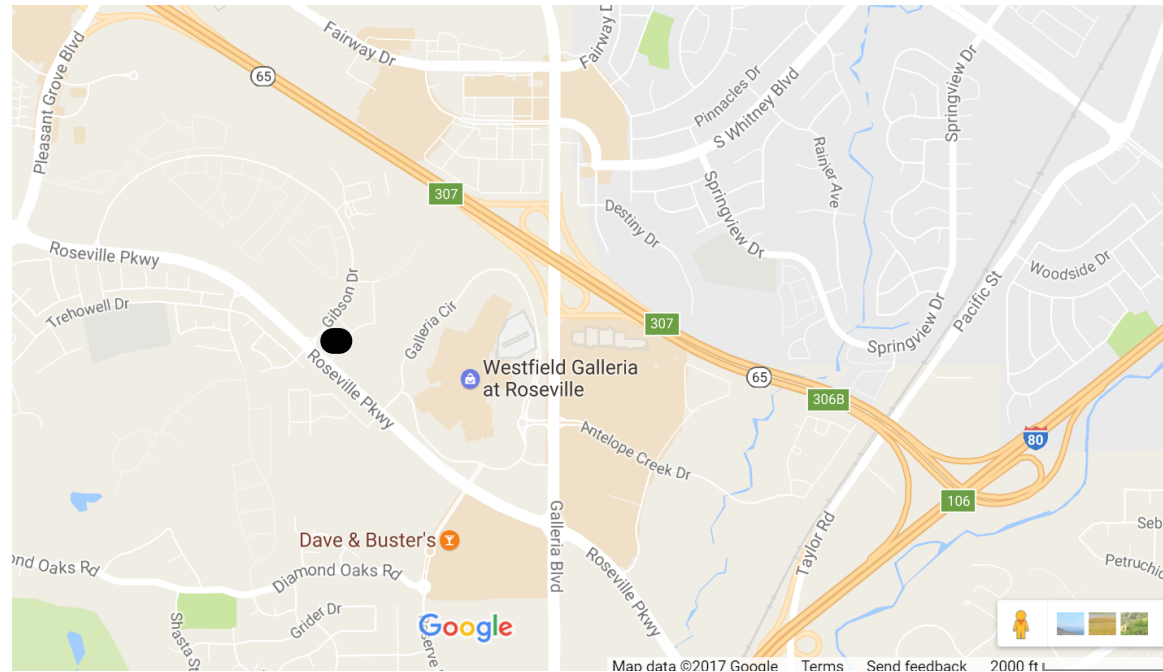


VIEW FROM NORTH



VIEW FROM EAST

VICINITY MAP



PROJECT TEAM

BUILDING OWNER
PAC SHORES HOLDING LLC
990 RESERVE DRIVE, SUITE 120
ROSEVILLE, CA 95678
contact: Mark Scott
phone: 916.722.2524
email: mark.scott@scott-baldwin.com

ARCHITECT
RMW ARCHITECTURE AND INTERIORS
1718 3RD ST, STE 101,
SACRAMENTO, CA 95811
contact: Meefa Lele
phone: 916.449.1400 x 408
email: mlele@rmw.com

CIVIL
KPFF
2250 DOUGLAS BLVD., SUITE 200
ROSEVILLE, CA 95661
contact: Ryan Carter
phone: 916.284.9686
email: ryan.carter@kpff.com

LANDSCAPE
WILSON DESIGN STUDIO
63 NATOMA STREET, SUITE 160
FOLSOM, CA. 95630
contact: Keith Wilson
phone: 916.524.5614
email: keith@wdsia.com

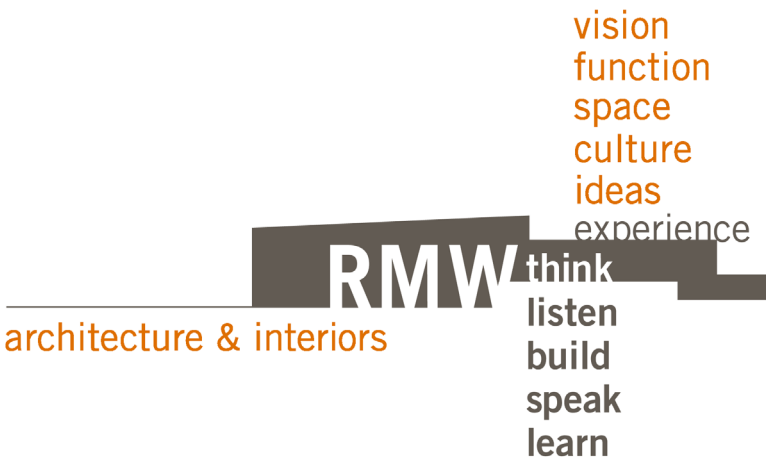
PROJECT DATA

ADDRESS	234 GIBSON DRIVE ROSEVILLE, CA 95678 (HIGHLAND VILLAGE - PAD 7)
APN	361-230-007-000 0.39 ACRES
APPROX SITE AREA PROJECT DESCRIPTION	NEW +/- 7,800 SF BUILDING FOR RETAIL/RESTAURANT USE AND ASSOCIATED SITE IMPROVEMENTS INCLUDING WALKWAYS, LANDSCAPING, AND TRASH ENCLOSURE. VEHICULAR PARKING IS EXISTING.
APPROVED USE PER MAJOR PROJECT PERMIT	RETAIL/RESTAURANT
BUILDING AREA PARKING COUNT PARKING RATIO	7,800 GSF (APPROX) REFER TO SHEET A1.0 REFER TO SHEET A1.0

SHEET INDEX

ARCHITECTURAL	
A0.1	COVER SHEET
A1.0	OVERALL SITE PLAN
A1.1	SITE PLAN & ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR VIEWS
CIVIL	
C1.0	COVER SHEET
C2.0	PRELIMINARY DEMOLITION PLAN
C3.0	PRELIMINARY GRADING & UTILITY PLAN
LANDSCAPE	
L1	PRELIMINARY LANDSCAPE PLAN

Pac Shores
Holding LLC



A0.1 PLANNING SUBMITTAL
COVER SHEET
234 GIBSON DRIVE
234 GIBSON DRIVE, ROSEVILLE, CA 95678

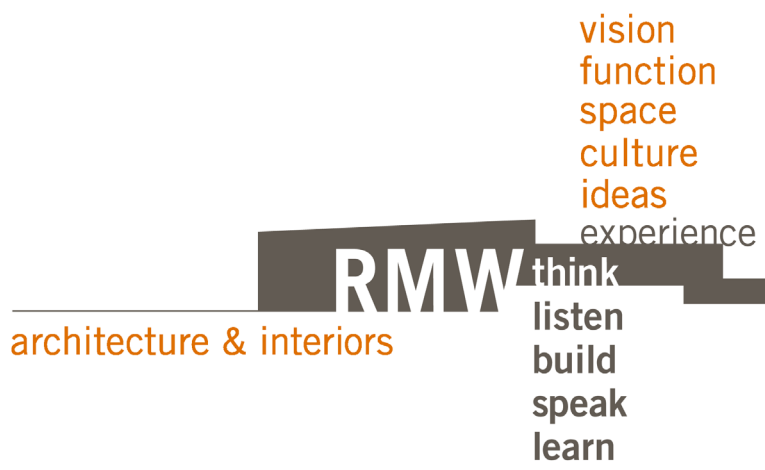
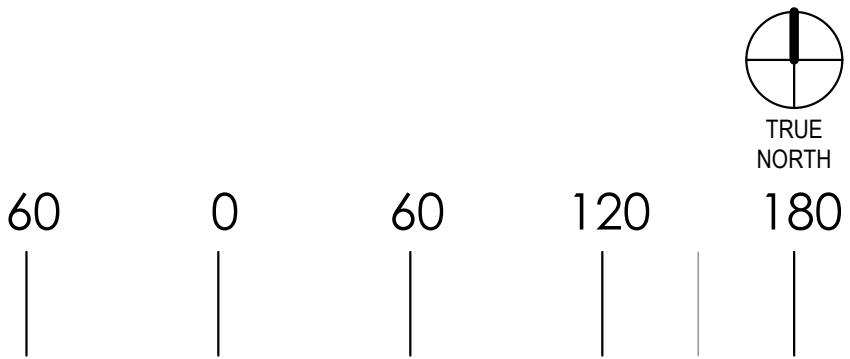
04.12.2018

PARKING TABLE, PHASE - BUILDINGS 1 & 2 - EXISTING					
BUILDING	USE	AREA (SF)	PARKING RATIO...	REQUIRED	PROVIDED
HYATT PLACE HOTEL		88,322 (151 ROOMS)	1 SPACE/ ROOM	151	154
FALLS EVENT CENTER		15,224	AS REQUIRED PER MPP	157	157
TOTAL				308	311
BUILDING 1	OFFICE	7,400	250	30	
BUILDING 2	MEDICAL OFFICE	7,400	150	49	
BUILDING 3	RESTAURANT	4,500	100	45	
BUILDING 4	RESTAURANT	6,000	100	60	
BUILDING 5	RESTAURANT	6,200	100	62	
BUILDING 6 - LAZY DOG	RESTAURANT	10,057	100	101	
BUILDING 7	RESTAURANT	6,834	100	68	
BUILDING 8 - REVOLUTIONS	MEDICAL SERVICES	4,336	~150	26	
TOTAL BUILDING 1 - 8				441	445

PARKING TABLE, PHASE - BUILDING 7 - PROPOSED					
BUILDING	USE	AREA (SF)	PARKING RATIO...	REQUIRED	PROVIDED
HYATT PLACE HOTEL		88,322 (151 ROOMS)	1 SPACE/ ROOM	151	154
FALLS EVENT CENTER		15,224	AS REQUIRED PER MPP	157	157
TOTAL				308	311
BUILDING 1	MEDICAL...	7,400	150	49	
BUILDING 2	OFFICE	7,400	250	30	
BUILDING 3	RESTAURANT	4,500	100	45	
BUILDING 4 ***	RESTAURANT	5,600	100	56	
BUILDING 5 ***	RESTAURANT	5,600	100	56	
BUILDING 6 - LAZY DOG	RESTAURANT	10,057	100	101	
BUILDING 7 ***	RESTAURANT	7,800	100	78	
BUILDING 8 - REVOLUTIONS	MEDICAL SERVICES	4,336	~150	26	
TOTAL BUILDING 1 - 8				441	445
*** DENOTES ROWS THAT HAVE CHANGED					

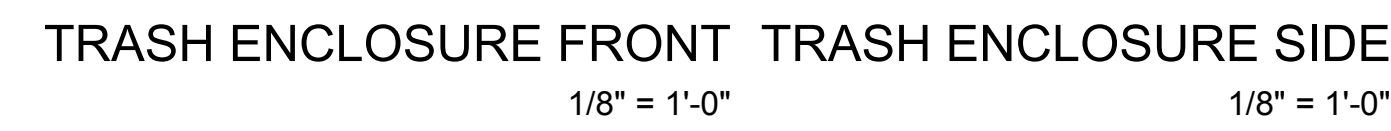


Pac Shores
Holding LLC



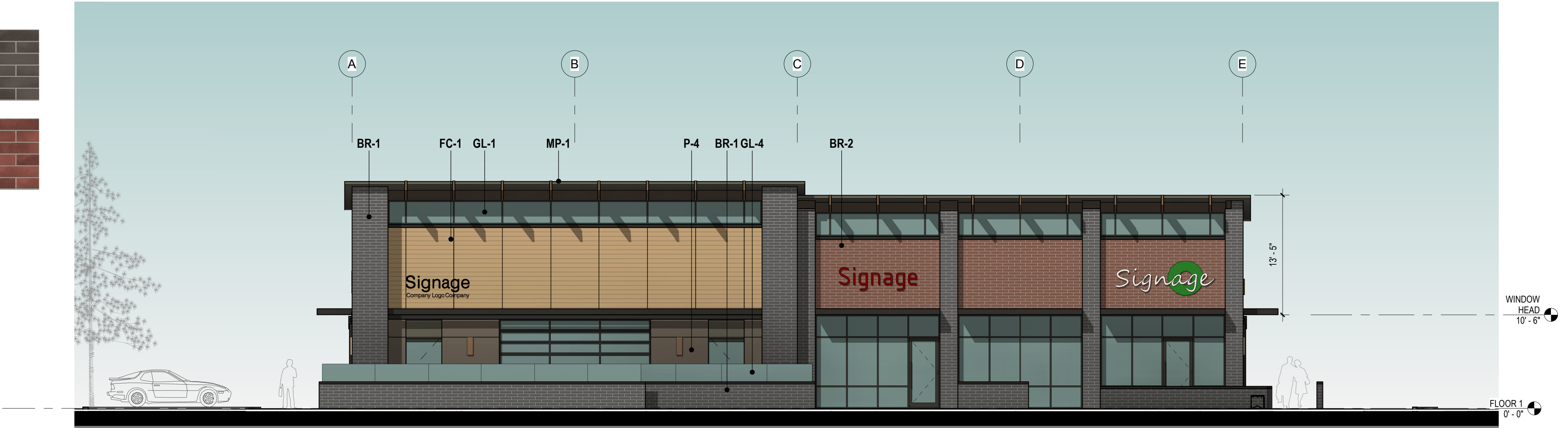
A1.0 PLANNING SUBMITTAL
OVERALL SITE PLAN
234 GIBSON DRIVE
234 GIBSON DRIVE, ROSEVILLE, CA 95678

04.06.2018

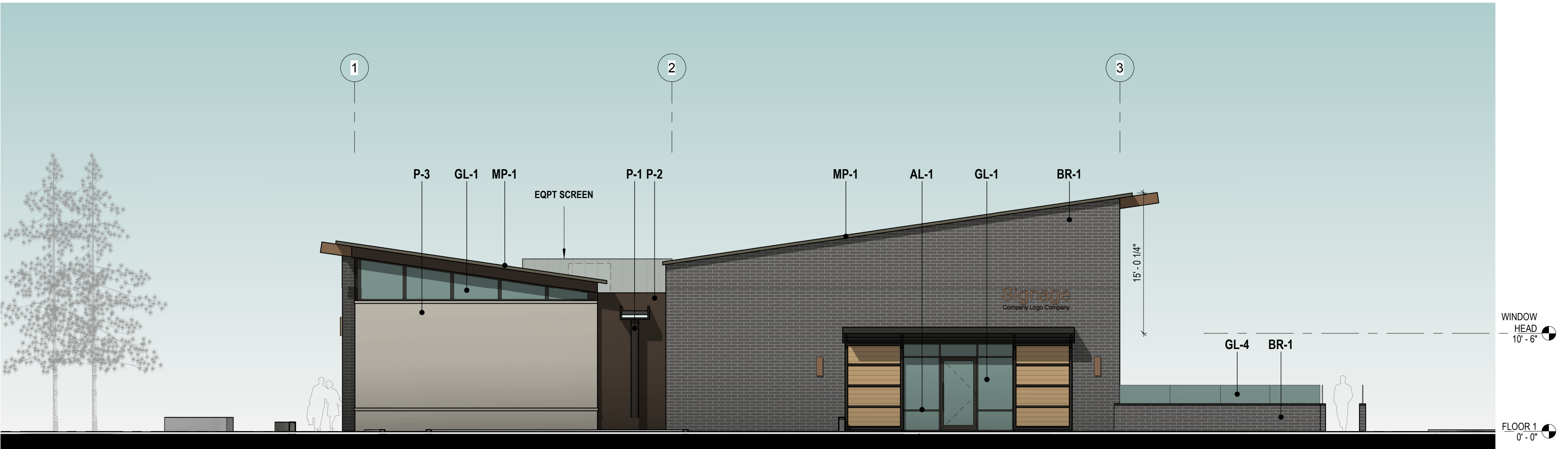


EXTERIOR FINISH SCHEDULE

BR-1	OPTION 1 THIN BRICK VENEER BASIS-OF-DESIGN PRODUCT MFR: H. C. MUDDOX COLOR: SIERRA SLATE AND EBONY, BLEND	OPTION 2 BRICK VENEER BASIS-OF-DESIGN PRODUCT MFR: SPEKBRIK COLOR: CHESAPEAKE BLEND
BR-2	THIN BRICK VENEER BASIS-OF-DESIGN PRODUCT MFR: H. C. MUDDOX COLOR: MONTEREY BAY FLASHED	
P-1	PAINT COLOR TO MATCH MFR: KELLY MOORE COLOR: KM4897 YIN MIST	
P-2	PAINT COLOR TO MATCH MFR: SHERWIN WILLIAMS COLOR: SW0045 ANTIQUARIAN BROWN	
P-3	PAINT COLOR TO MATCH MFR: SHERWIN WILLIAMS COLOR: SW7051 ANALYTICAL GRAY	
P-4	PAINT COLOR TO MATCH MFR: SHERWIN WILLIAMS COLOR: SW 7026 GRIFFIN	
AL-1	ALUMINUM FRAMING ALUMINUM FRAMED STOREFRONT AND ENTRANCES SYSTEM WITH MIN 4.5" DEEP, 2" WIDE MULLIONS FINISH: ARCADIA, STANDARD DARK BRONZE AB-6	
GL-1	INSULATING GLASS UNITS, SOLAR CONTROL LOW-E BASIS-OF-DESIGN PRODUCT: PPG INDUSTRIES "SOLARBAN" 60(2)CLEAR + CLEAR AT DOORS, INSTALL SINGLE PANE, TEMPERED GLASS	
GL-4	FRAMELESS GLAZING SYSTEM MIN 1/2" THK TEMPERED GLASS, BUTT JOINT, SILICONE SEALANT	
MP-1	METAL PANEL SYSTEM STANDING SEAM METAL PANEL ROOF SYSTEM FINISH TO MATCH: MFR: AWIP COLOR: NATURAL GREEN	
FC-1	FIBER CEMENT PANEL SYSTEM MFR: NICHHA STYLE: VINTAGE WOOD COLOR: CEDAR EPC762F	



EAST
1/8" = 1'-0"



SOUTH
1/8" = 1'-0"

Pac Shores
Holding LLC

8 0 8 16 24



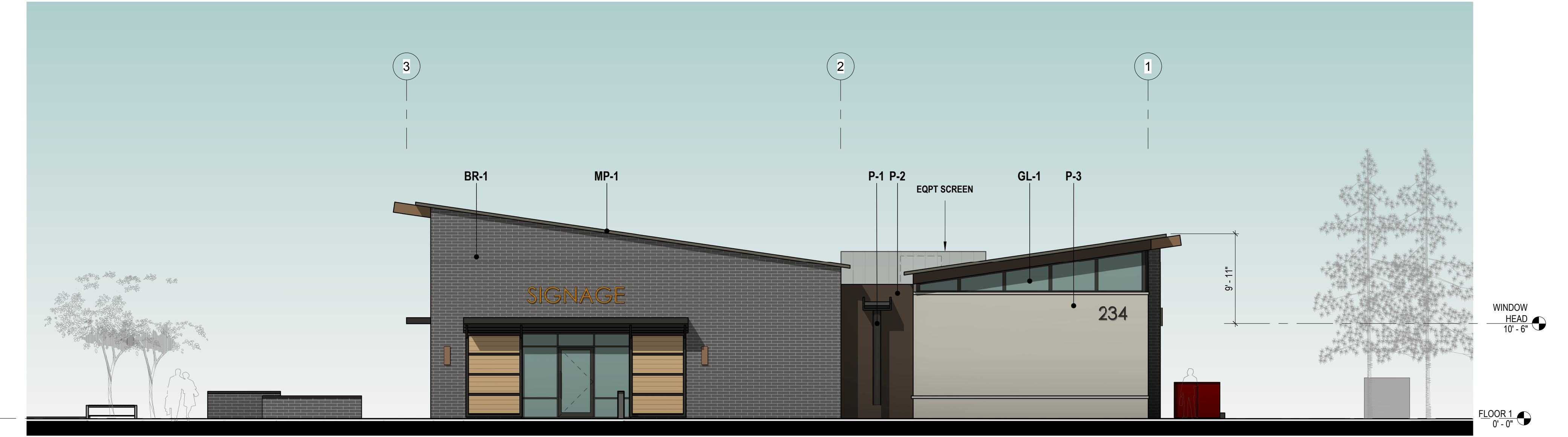
A3.1 PLANNING SUBMITTAL
EXTERIOR ELEVATIONS
234 GIBSON DRIVE
234 GIBSON DRIVE, ROSEVILLE, CA 95678
04.12.2018

EXTERIOR FINISH SCHEDULE

BR-1	OPTION 1 THIN BRICK VENEER BASIS-OF-DESIGN PRODUCT MFR: H. C. MUDDOX COLOR: SIERRA SLATE AND EBONY, BLEND	OPTION 2 BRICK VENEER BASIS-OF-DESIGN PRODUCT MFR: SPEKBRIK COLOR: CHESAPEAKE BLEND
		
BR-2		
P-1	PAINT COLOR TO MATCH MFR: KELLY MOORE COLOR: KM4897 YIN MIST	
P-2	PAINT COLOR TO MATCH MFR: SHERWIN WILLIAMS COLOR: SW0045 ANTIQUARIAN BROWN	
P-3	PAINT COLOR TO MATCH MFR: SHERWIN WILLIAMS COLOR: SW7051 ANALYTICAL GRAY	
P-4	PAINT COLOR TO MATCH MFR: SHERWIN WILLIAMS COLOR: SW 7026 GRIFFIN	
AL-1	ALUMINUM FRAMING ALUMINUM FRAMED STOREFRONT AND ENTRANCES SYSTEM WITH MIN 4.5" DEEP, 2" WIDE MULLIONS FINISH: ARCADIA, STANDARD DARK BRONZE AB-6	
GL-1	INSULATING GLASS UNITS, SOLAR CONTROL LOW-E BASIS-OF-DESIGN PRODUCT: PPG INDUSTRIES "SOLARBAN" 60(2)CLEAR + CLEAR AT DOORS, INSTALL SINGLE PANE, TEMPERED GLASS	
GL-4	FRAMELESS GLAZING SYSTEM MIN 1/2" THK TEMPERED GLASS, BUTT JOINT, SILICONE SEALANT	
MP-1	METAL PANEL SYSTEM STANDING SEAM METAL PANEL ROOF SYSTEM FINISH TO MATCH: MFR: AWIP COLOR: NATURAL GREEN	
FC-1	FIBER CEMENT PANEL SYSTEM MFR: NICHHA STYLE: VINTAGE WOOD COLOR: CEDAR EPC762F	



WEST
1/8" = 1'-0"



NORTH
1/8" = 1'-0"

Pac Shores
Holding LLC

8 0 8 16 24

RMW
architecture & interiors
vision
function
space
culture
ideas
experience
think
listen
build
speak
learn

A3.2 PLANNING SUBMITTAL
EXTERIOR ELEVATIONS
234 GIBSON DRIVE
234 GIBSON DRIVE, ROSEVILLE, CA 95678
04.06.2018



VIEW FROM EAST



VIEW FROM WEST

NOTE:
IMAGES ABOVE AND ON SHEET A0.1 ARE
ARTISTIC RENDERINGS WHOSE INTENT IS TO
CONVEY THE BASIC ARCHITECTURAL THEME OF
THE IMPROVEMENTS AND DO NOT INCLUDE
FINAL DETAILS. COLORS AND TEXTURES ARE
ONLY INDICATIVE OF SELECTED MATERIALS
AND DO NOT CLAIM TO BE EXACT
REPRESENTATIONS OF ACTUAL MATERIALS.

Pac Shores
Holding LLC

vision
function
space
culture
ideas
experience
RMW
think
listen
build
speak
learn
architecture & interiors

A3.3 PLANNING SUBMITTAL
EXTERIOR VIEWS
234 GIBSON DRIVE
234 GIBSON DRIVE, ROSEVILLE, CA 95678

04.12.2018

HIGHLAND VILLAGE BUILDING 7

234 GIBSON DRIVE
APN 361-230-007-000
ROSEVILLE, CA 95661

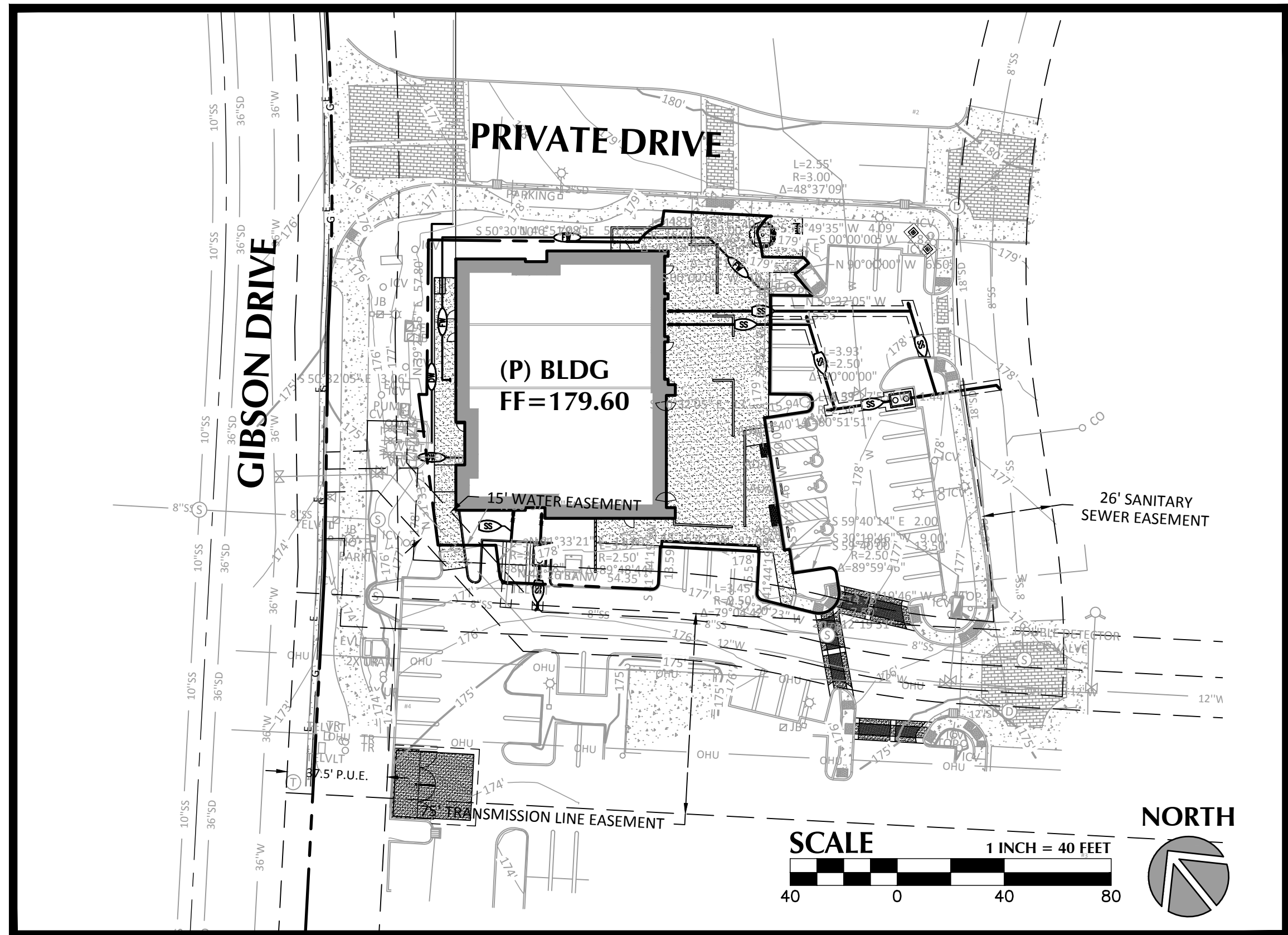
LEGEND

	PROPOSED	EXISTING
RIGHT-OF-WAY LINE/ PROPERTY LINE		
EASEMENT LINE		
CENTERLINE		
BUILDING OUTLINE		
BUILDING OVERHANG		
CURB		
CURB AND GUTTER		
SAWOUT LINE		
ASPHALT PAVEMENT		
ASPHALT PAVEMENT (HEAVY)		
CONCRETE PAVEMENT		
MAJOR CONTOUR		
MINOR CONTOUR		
GRADE BREAK		
RETAINING WALL		
GRADING SLOPE		
DAYLIGHT LINE		
GAS LINE		
ELECTRIC LINE		
FIBER OPTIC LINE		
TELECOMMUNICATIONS LINE		
JOINT TRENCH		
SWALE		
FENCE		
STORM DRAIN LINE		
SANITARY SEWER LINE		
WATER MAIN LINE		
STORM DRAIN MANHOLE		
STORM DRAIN INLET		
GRATED STORM DRAIN MANHOLE		
FLARED END SECTION		
CLEANOUT		
SANITARY SEWER MANHOLE		
GREASE INTERCEPTOR		
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION		
BACKFLOW PREVENTOR/DDCV		
GATE VALVE		
POST INDICATOR VALVE		
BLOW-OFF VALVE		
AIR-RELEASE VALVE		
WATER METER		
CONCRETE THRUST BLOCK		
LIGHT POLE - MAST ARM		
LIGHT POLE		
ELECTRIC BOX		
TELEPHONE BOX		
HANDICAP PARKING		
POWER POLE		
TREE PROTECTION		

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICAN DISABILITIES ACT
APPROX.	APPROXIMATE
B	BOLLARD
BLDG	BUILDING
BOT	BOTTOM OF PIPE
BOW	BACK OF WALK
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC.	CONCRETE
COTG	CLEANOUT TO GRADE
CP	CONTROL POINT
Δ	DELTA
D/W	DRIVEWAY
DCO	DRAIN CLEANOUT
DI	DRAIN INLET
DIA.Ø	DIAMETER
DIP	DUCTILE IRON PIPE
E	ELECTRICAL
EG	EXISTING GRADE
EXIST./EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FIRE HYDRANT
FND	FOUNDATION
FS	FINISHED SURFACE
G	GAS
GB	GRADE BREAK
GL	GAS LINE
GR	GRATE ELEVATION
GV	GATE VALVE
H	HEIGHT
HP	HIGH POINT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRR.	IRRIGATION
JT	JOINT TRENCH
LF	LINEAR FEET
LP	LIGHT POLE
MH	MANHOLE
MIN	MINIMUM
N	NORTHING
O.D	OUTSIDE DIAMETER
OF	OUTFALL
OVH/OH	OVERHEAD
P/L	PROPERTY LINE
PED	PEDESTRIAN
PIV	POST INDICATOR VALVE
PM	PARKING METER
POC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENT
P.U.E	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PVT	PRIVATE
RIM	RIM ELEVATION
RD	ROAD DRAIN
R.O.W	RIGHT-OF-WAY
S	SLOPE (FT/FT)
SCO	SEWER CLEAN OUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT	SHEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TD	TRENCH DRAIN
TOP	TOP OF PIPE
TRANS.	TRANSFORMER
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W	WATER
W/	WITH
WCR	WHEEL CHAIR RAMP
WM	WATER METER
WV	WATER VALVE

SITE MAP

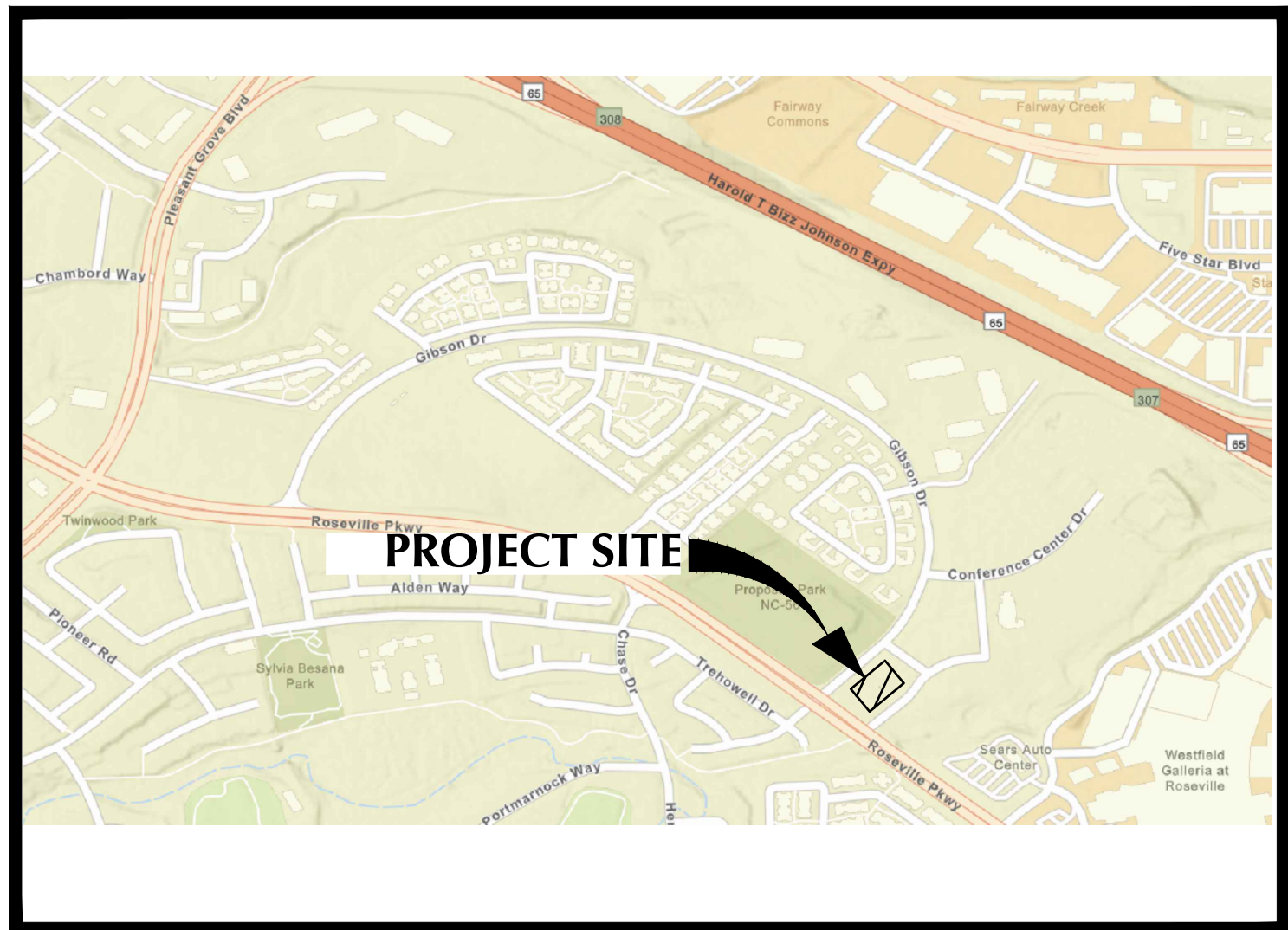


VERTICAL DATUM: CITY OF ROSEVILLE
VERTICAL DATUM: CITY OF ROSEVILLE
BENCHMARK: 3-1/4 INCH BRASS DISK STAMPED LS5614, FEB 93,
TOP OF CURB WEST SIDE OF D.I. ON SOUTH SIDE OF ROSEVILLE
PARKWAY, APPROX. 270' EAST OF THE SOUTH INTER. OF GIBSON DR.
CITY BM #47
ELEVATION = 171.495'

AGENCY APPROVALS

VICINITY MAP

SCALE: NTS



PROJECT CONTACTS

ARCHITECT:
RMW ARCHITECTURE & INTERIORS
1718 3RD ST. #100
SACRAMENTO, CA 95811
MEETA LELE

CIVIL ENGINEER:
KPFF CONSULTING ENGINEERS
2250 DOUGLAS BLVD, SUITE 200
ROSEVILLE, CA 95661
TEL: 916-772-7688
CONTACT: RYAN CARTER

SHEET INDEX

COVER SHEET	C1.0
PRELIMINARY DEMOLITION PLAN	C2.0
PRELIMINARY GRADING & UTILITY PLAN	C3.0

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Engineer's Stamp

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CONSTRUCTION

Project

HIGHLAND VILLAGE BUILDING 7
234 GIBSON DRIVE
ROSEVILLE, CA 95661

Sheet Title

COVER SHEET

REVIEWS	NO.	Date	Description	Approved

DATE 05/04/18

Designed MP

Drawn OB

Checked RC

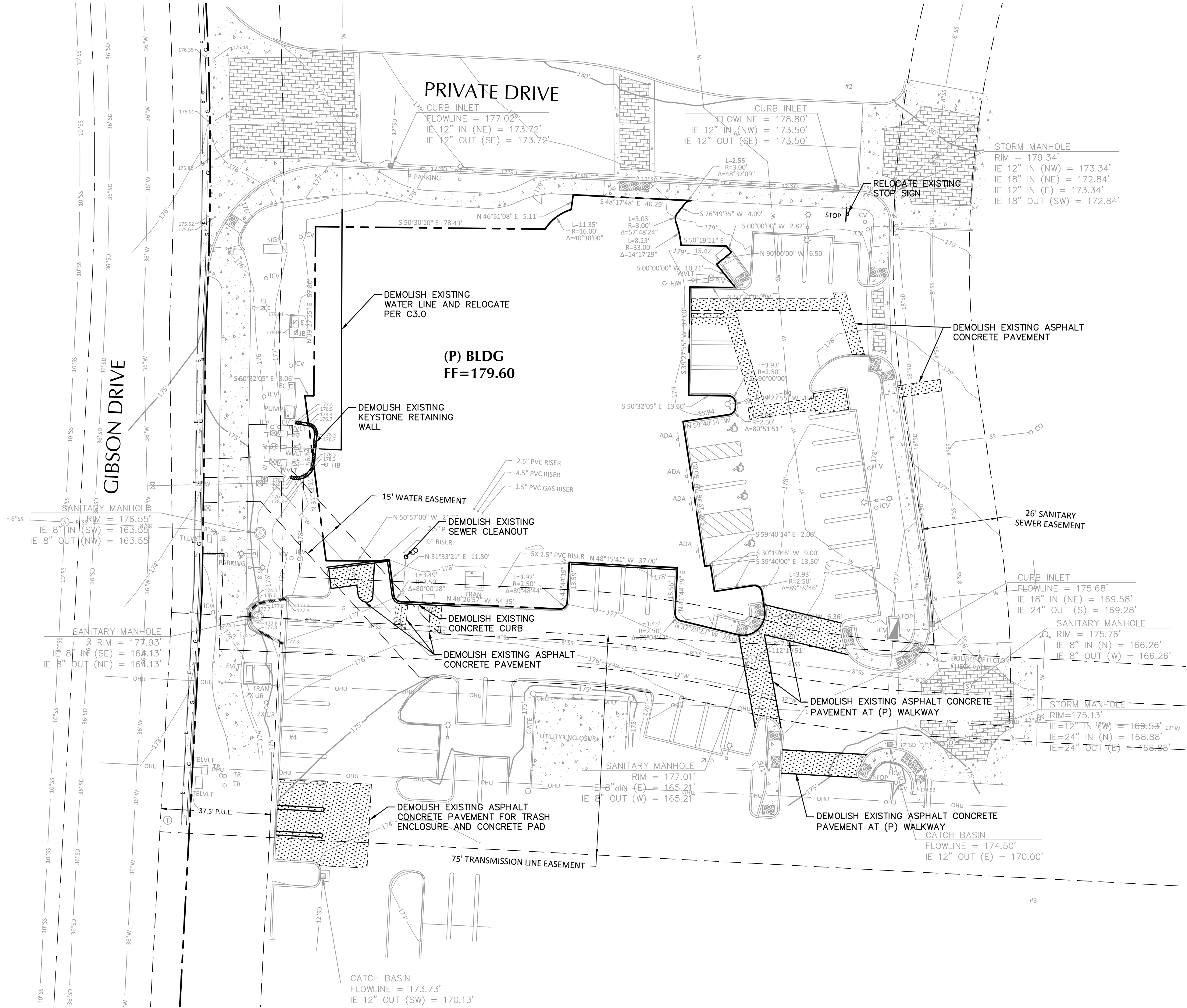
JOB NO. 1700-362

Drawing No.

C1.0



CALL BEFORE YOU DIG



DEMOLITION GENERAL NOTES

- CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
- REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
- DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
- DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
- DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
- DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

DEMOLITION LEGEND

PROPERTY LINE

OVERALL LIMIT OF WORK

SAWCUT LINE

REMOVE AND DISPOSE OF TREE OR SHRUB

DEMOLISH CONCRETE

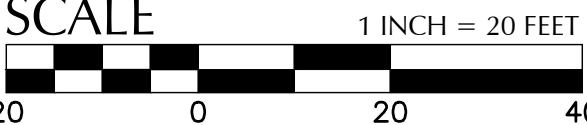
DEMOLISH ASPHALT

TREE PROTECTION FENCING

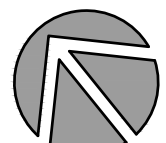
DEMOLISH UTILITY

NOTE:
LIMITS OF DEMOLITION ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LIMITS PRIOR TO BEGINNING OF CONSTRUCTION

SCALE



NORTH



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Sheet Title

PRELIMINARY
DEMOLITION
PLAN

NO.	Date	REVISIONS				
		Description	Approved			

DATE 05/04/18

Designed MP

Drawn OB

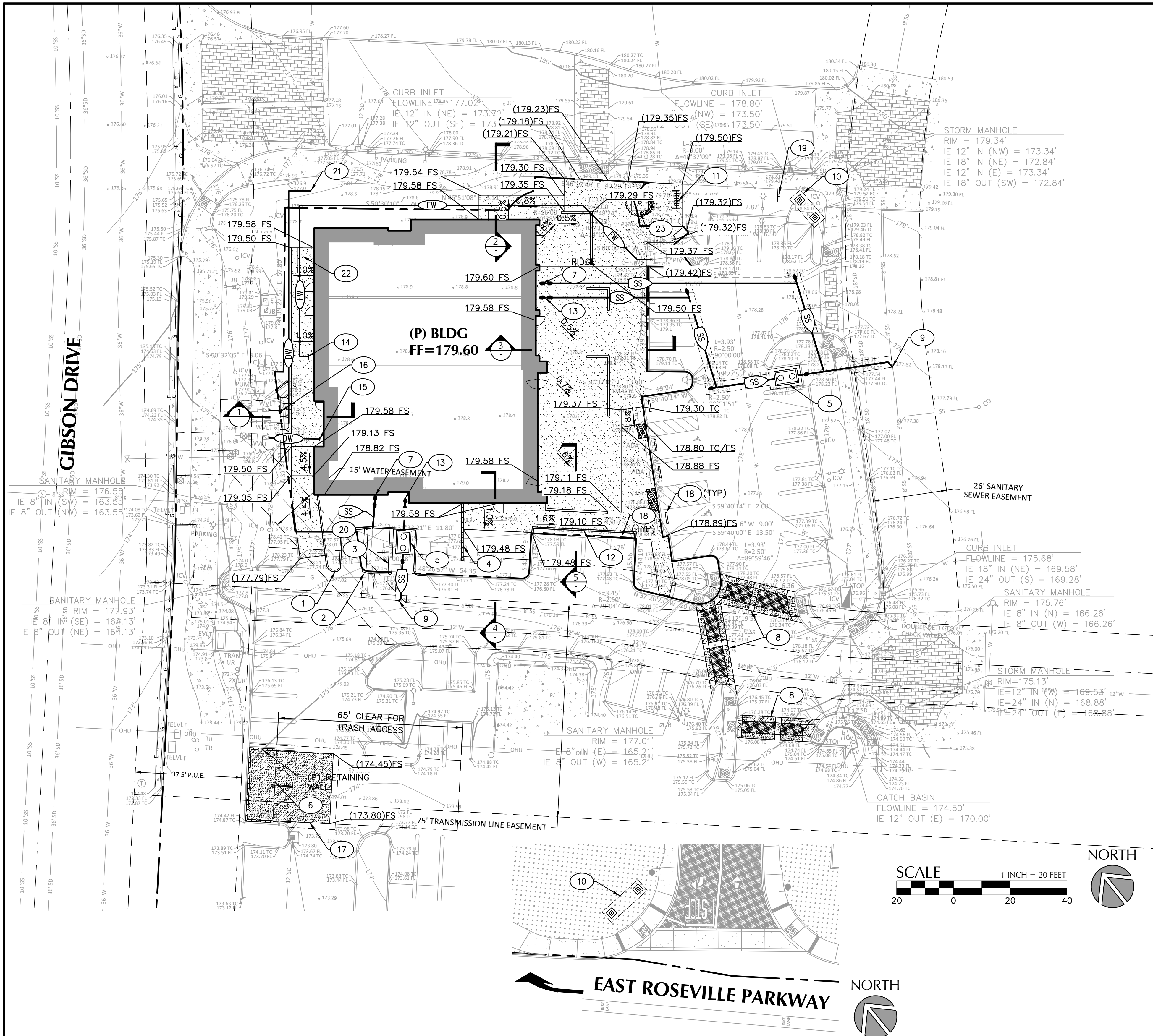
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JOB NO. 1700-362

Drawing No.

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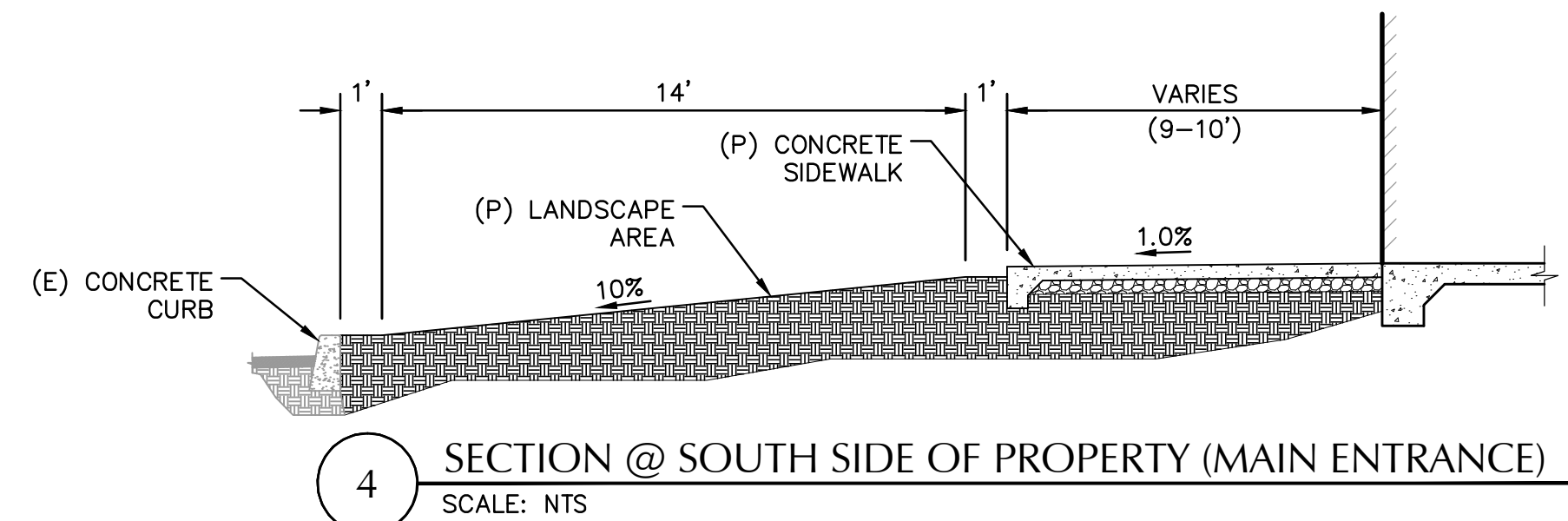
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XREFs: 1700-362 xst 1700-362 xsv 1700-362 xtb



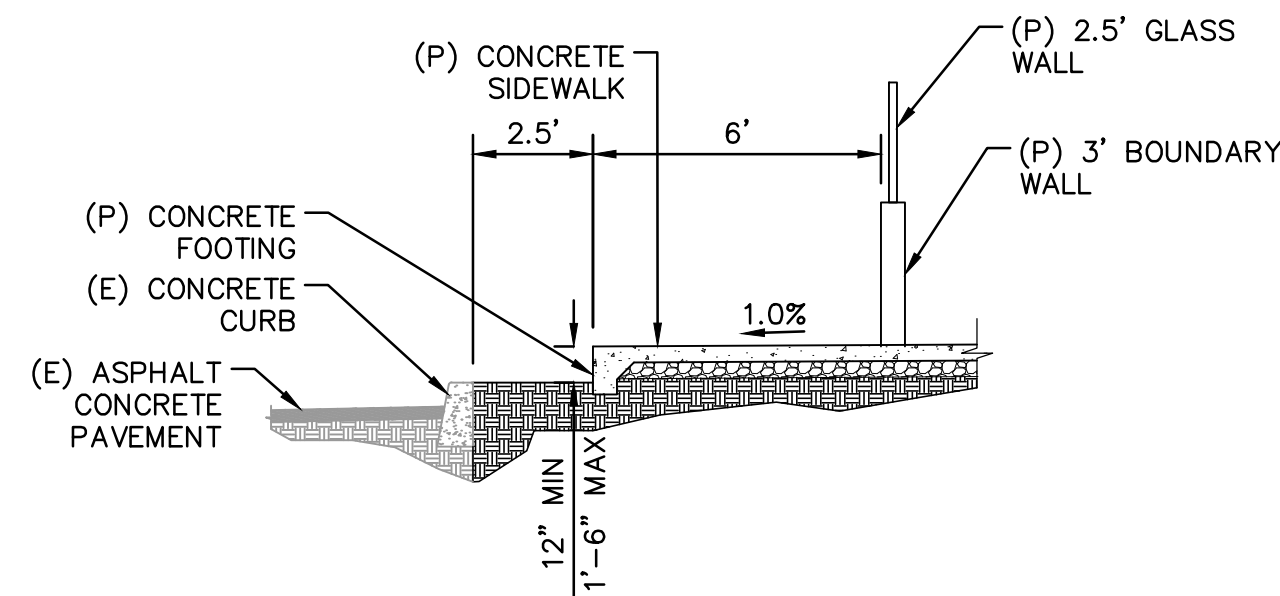
1 SECTION @ WEST SIDE OF PROPERTY (SERVICE WALKWAY)
SCALE: NTS

2 SECTION @ NORTH SIDE OF PROPERTY (SIDE ENTRANCE)
SCALE: NTS

3 SECTION @ EAST SIDE OF PROPERTY (PATIO / PARKING)
SCALE: NTS



4 SECTION @ SOUTH SIDE OF PROPERTY (MAIN ENTRANCE)
SCALE: NTS



5 SECTION @ SOUTH SIDE OF PROPERTY (WALKWAY / PATIO)
SCALE: NTS

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HIGHLAND VILLAGE BUILDING 7
234 GIBSON DRIVE
ROSEVILLE, CA 95661

Sheet Title

PRELIMINARY
GRADING &
UTILITY PLAN

NO.	Date	Description	Approved

DATE 05/04/18

Designed MP

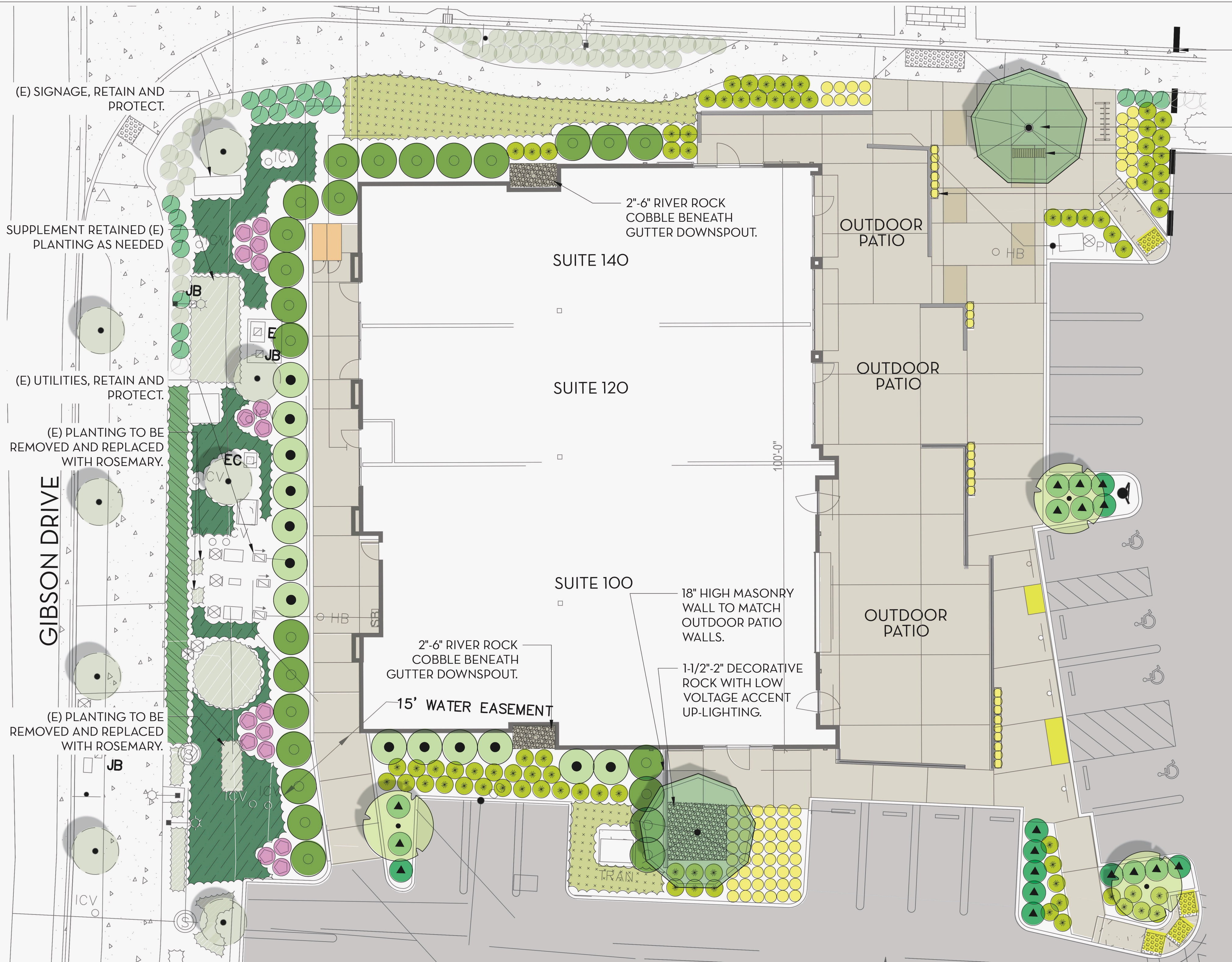
Drawn OB

Checked RC

JOB NO. 1700-362

Drawing No.

C3.0

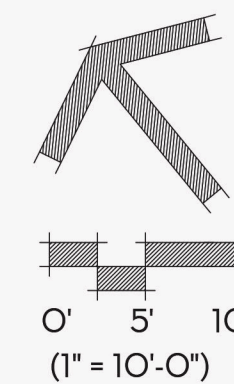


LIMIT OF (E) PARKING LOT LANDSCAPE, RETAIN AND PROTECT.

6' x 6' PLANTER WITH TREE GRATE

6' PARK BENCH

STEEL LANDSCAPE PLANTERS, TYP OF EIGHT (8).



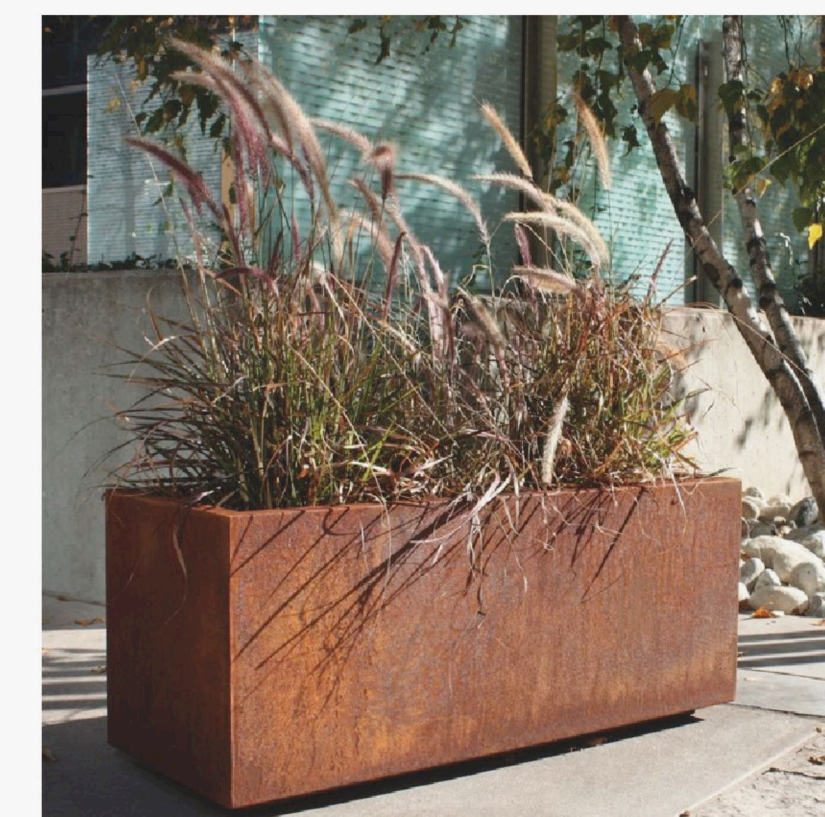
WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Keith P. Wilson
KEITH P. WILSON, ASLA, CRLA 4728

GENERAL NOTE

- IRRIGATION SYSTEM COVERAGE DELINEATION TO SATISFY MODEL WATER EFFICIENT LANDSCAPE ORDINANCE WILL BE SUBMITTED WITH PLANS FOR BUILDING PERMITS.



PROPOSED POWDER COATED ID METALCO BAMBÙ 1400 STEEL PLANTERS TO SIT ADJACENT TO EAST PATIO WALLS. METAL FINISH TO COMPLIMENT ARCHITECTURE. COLOR: 'CORTEN COLOUR, MATT FINISH' SIZE: 21.5" H x 14.5"W x 37.8"L

PLANT LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
ACCENT TREES					
	ARBUTUS UNEDO	STRAWBERRY TREE	L	48" BOX	20'x20" (MULTI)
	LAGERSTROEMIA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	L	24" BOX	22'x12" (MULTI)
SCREEN SHRUBS (5'+ HIGH)					
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	L	15 GAL.	10' x 8'
	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	L	15 GAL.	8' x 6'
FOUNDATION SHRUBS					
	DIETES IRIODIDES	AFRICAN IRIS	L	5 GAL.	3.5'x3.5'
	GROUNDCOVER ROSE TO MATCH (E)	ROSA SPP.	M	5 GAL.	3.5'x3.5'
	SALVIA LEUCANTHA 'SANTA BARBARA'	COMPACT MEXICAN BUSH SAGE	L	5 GAL.	2.5'x3.5'
ACCENT SHRUBS					
	BOUTELOUA G. 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	L	1 GAL.	1.5' x 1.5'
	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	L	5 GAL.	1.5' x 1.5'

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
GROUNDCOVERS					
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	L	1 GAL.	1.5' x 2', 24" O.C.
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	L	1 GAL.	2' x 6', 72" O.C.
	TRACHELOSPERMUM ASIATICUM	ASIAN STAR JASMINE	M	1 GAL.	1' x 4', 48" O.C.
EXISTING PLANTING TO REMAIN					
	(E) TREE, RETAIN AND PROTECT. FIELD VERIFY LOCATION.				
	(E) GROUNDCOVER ROSE, RETAIN AND PROTECT. FIELD VERIFY LOCATION.				
	(E) ROSEMARY, RETAIN AND PROTECT. FIELD VERIFY LOCATION.				
	(E) SHRUB, RETAIN AND PROTECT UNLESS OTHERWISE NOTED. FIELD VERIFY LOCATION.				



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keith@wilson-design-studio.com

AGENCY APPROVE		WDS APPROVED	
BY	DATE	BY	DATE
REVISIONS		DESCRIPTION	
SYMBOL	DATE		

DESIGNED BY:	KW
DRAWN BY:	JG
CHECKED BY:	KW
DATE:	05/04/18

HIGHLAND VILLAGE BLDG. 7
PRELIMINARY LANDSCAPE PLAN
ROSEVILLE, CA

SHEET
1