



AGENDA

February 9, 2017

PLANNING COMMISSION MEETING

7:00 p.m.

City Council Chambers
311 Vernon Street
Roseville, California

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

4. CONSENT CALENDAR

4.1. MINUTES OF JANUARY 26, 2017

5. NEW BUSINESS

5.1. NCRSP PCL 40C LAZY DOG RESTAURANT - 238 GIBSON DRIVE - FILE #PL16-0383.

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to adjust the square footages of anticipated pad buildings 3-7, add colors and materials to the approved Highland Village color palette, and modify the conceptual plan for the common plaza area. A MPP Stage 2 is also requested to approve the architecture and landscaping for the Lazy Dog restaurant on Parcel 6 within the Highland Village center. Applicant: Jeremy Layton, Golden Property Development, LLC. Property Owner: Tim Gagnier, 990 Reserve Dr., LLC. (McColl)

5.2. NIPA PCL CO-23 CAMPUS OAKS APARTMENTS PHASE 1 - 4101 HP WAY - FILE # PL16-0331.

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to amend the Hewlett Packard Campus Oaks (CO) Master Plan and approval of a MPP Stage 2 to approve the architecture and landscaping of a 186-unit High Density Residential (HDR) project with associated clubhouse and pool, parking, and site improvements on Parcel CO-23 (Phase 1 of the Campus Oaks Apartments). An Administrative Permit is also requested to allow the transfer of one (1) residential unit from Parcel CO-4 to Parcel CO-23. Applicant/Owner: Scott Canel, Campus Oaks Apartments 1 LP. (McColl)

6. REPORTS: COMMISSION/STAFF

7. ADJOURNMENT



PLANNING COMMISSION

Title: MINUTES OF JANUARY 26, 2017

Meeting Date: 2/9/2017
Item #: 4.1.

ATTACHMENTS:

Description

Minutes of January 26, 2017



**Planning Commission Meeting
January 26, 2017 – 7:00 p.m.
Draft Minutes**

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Justin Caporusso
Charles Krafka
Joseph McCaslin
Tracy Mendonsa

Staff Present

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Ron Miller, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

None

II. PLEDGE OF ALLEGIANCE

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

III. ORAL COMMUNICATION

Chair Bernasconi opened the Oral Communication.

Hearing none, Chair Bernasconi closed the Oral Communication.

IV. CONSENT CALENDAR

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

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

A. MINUTES OF DECEMBER 8, 2016

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Caporusso, to approve the Consent Calendar item.

The motion passed with the following vote:

Ayes: Caporusso, Krafka, McCaslin, Mendonsa, Bernasconi

Noes: None

Abstain: Houdesheldt

V. NEW BUSINESS

**A. NERSP PCL 15 – ADVENTIST HEALTH HEADQUARTERS – 1400 STONE PONT DR.
– FILE # PL 16-0254**

Associate Planner, Ron Miller, presented the staff report and responded to questions.

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

Applicant, David Powlen, 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.

Public Comment:

- None

Commission Discussion:

- Is there a reciprocal parking agreement with adjoining properties?
- Will there be shared driveways?
- What types of questions were raised at the Neighborhood meetings?
- How many people were in attendance at the Neighborhood meetings?
- Elevation and landscaping discussion.
- Is the United Auburn Indian Community in agreement with the additional conditions?
- Has there been any Indian artifacts found in the area?

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

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Caporusso,

- A. To adopt the Negative Declaration, as shown in Exhibit A, and find that the updates to mitigation measure NERSP EIR – Chapter 16, Cultural Resources: “Stop Work if Cultural Resources are Discovered During Construction” are equivalent or more effective than the existing mitigation and will not cause any potentially significant effects on the environment;
- B. Adopt the two (2) findings of fact for the Major Project Permit Modification (Stage 1);
- C. Approve the Major Project Permit Modification (Stage 1) subject to the one hundred six (106) conditions of approval;
- D. Adopt the two (2) findings of fact for the Major Project Permit (Stage 2); and,
- E. Approve the Major Project Permit (Stage 2) subject to the same one hundred six (106) conditions of approval.

The motion passed with the following vote:

Ayes: Caporusso, Houdesheldt, Krafka, McCaslin, Mendonsa, Bernasconi

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- The next three Planning Commission Meeting will have items.
- Eric Brashear has been appointed to the Planning Commission. He will be in attendance at the February 9, meeting.

Commissioner Reports

- **ASR question**
- Staff was complimented on their continued efforts with the Highland Reserve Neighborhood.

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by, Commissioner McCaslin, to adjourn to the meeting.

The motion passed unanimously at 7:44 p.m.



PLANNING COMMISSION

Title:

NCRSP PCL 40C LAZY DOG RESTAURANT - 238 GIBSON DRIVE - FILE
#PL16-0383.

Meeting Date: 2/9/2017

Item #: 5.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 - Highland Village Design Guidelines

Exhibit A - Highland Village MPP Stage 1 Modified Site Plan

Exhibit B - Site Plan & Preliminary Plaza Plan with conceptual amenities images

Exhibit C - Construction Limits Site Plan

Exhibit D - Civil/Grading Plan

Exhibit E - Electrical & Plumbing Connection Plan

Exhibit F - Trash Enclosure Locations & Access

Exhibit G - Floor Plan

Exhibit H - Reflected Ceiling Plan

Exhibit I - Colored Elevations

Exhibit J - Elevations

Exhibit K - Landscape Plan

Exhibit L - Colors & Materials Board

ITEM V-A: **MAJOR PROJECT PERMIT (MPP) STAGE 1 MODIFICATION AND MPP STAGE 2 – 238 GIBSON DR – NCRSP PCL 40C LAZY DOG RESTAURANT (HIGHLAND VILLAGE) – FILE # PL16-0383**

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to adjust the square footages of anticipated pad buildings 3-7, add colors and materials to the approved Highland Village color palette, and modify the conceptual plan for the common plaza area. A MPP Stage 2 is also requested to approve the architecture and landscaping for the Lazy Dog restaurant on Parcel 6 within the Highland Village center.

Applicant – Jeremy Layton, Golden Property Development, LLC.
Property Owner – Tim Gagnier, 990 Reserve Dr., LLC.

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the MPP Stage 1 Modification;
- B. Approve the MPP Stage 1 Modification subject to three (3) conditions of approval;
- C. Adopt the two (2) findings of fact for the MPP Stage 2; and
- D. Approve the MPP Stage 2 subject to sixty-seven (67) 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). 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 retail project on the site.

In January of 2008, a Major Project Permit (MPP) Stage 1 and MPP Stage 2 (2007PL-123) for the Highland Village project was approved by the Planning Commission. This approval allowed for the development of NCRSP Parcel 40C with two hotels (164,322 square feet), two retail buildings (14,800 square feet), five restaurants (36,384 square feet), a bank building (3,500 square feet), and associated site improvements. A Tentative Subdivision Map was also approved creating nine separate lots, one for each hotel, a lot for each pad building, and a common lot for the retail buildings 1 & 2 within the Highland Village project. Reciprocal parking for the retail, restaurants, and bank building, along with internal drive aisles and common plaza space are located on a separate parcel (Lot 10) with common ownership. Conditions, Covenants, & Restrictions (CC&R's) were recorded for the 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

were also adopted with the MPP Stage 1 (see Attachment 1). The Highland Village architecture guidelines establish a design theme with common colors and materials for the center.

Figure 1: Vicinity Map



On June 11, 2015, a MPP Stage 1 Modification and MPP Stage 2 (File #PL14-0538) was approved to replace one of the hotels (76,000 square feet) with a 15,224 foot event center (The Falls) on Lot 2. The Highland Village design guidelines were also updated to introduce new colors and materials to the color palette.

On March 10, 2016, a MPP Stage 1 Modification and MPP Stage 2 (File #PL15-0421) was approved to replace the anticipated bank building on Lot 8 with a 4,336 square foot medical office building (Revolutions Naturopathic Medical Office). The Highland Village design guidelines were also updated to introduce two new colors and a stone material.

To date, infrastructure improvements and the central roadways and common parking areas are complete, the pad lots are graded, frontage landscaping is installed, the Hyatt Place hotel is constructed on Lot 1, and the Falls Event Center is under construction. The current request for a MPP Stage 1 and MPP Stage 2 would allow construction of the 8,284 square foot Lazy Dog Restaurant, with 1,773 square foot patio and 1,390 square foot service yard, on Lot 6 of the Highland Village Center.

MAJOR PROJECT PERMIT PROCESS

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. Provided below is a summary of each Stage:

- **Stage 1:** Stage 1 of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off-site, vehicular and pedestrian circulation, and development phasing. The complete environmental review of the project is also performed at this stage. Stage 1 review and approval is performed by the Planning Commission.
- **Stage 2:** Stage 2 of the MPP application process consists of the review of the detailed architecture and landscaping for the project. Stage 2 review and approval is also performed by the Planning Commission.
- **Stage 3:** Stage 3 is an administrative review (Planning Manager approval) of the improvement and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

EVALUATION

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).

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 1,000 square foot reduction to pad buildings 3, 4, 5, and 7 respectively. This building area will be utilized by Lazy Dog to increase the restaurant and patio area by 2,457 square footage. The overall square footage for the restaurant pads within the center have been reduced by 1,543 square feet in order to reconcile the total number of parking spaces with the current uses and square footages within the Highland Village Center. The Stage 1 modification also includes changes to the Highland Village master color and materials palette and a modified conceptual plan for the common plaza area, as further discussed below. The project plans are provided as Exhibits A-L.

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 required and available for shared use. The current application would increase the anticipated square footage for building 6 and would potentially increase the amount of required parking for the center. However, to compensate for this increase and maintain the 756 space parking requirement, the anticipated square footages of buildings 3, 4, 5, and 7 will be reduced. A modified site plan (Exhibit A) shows the new building square footages. 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				
Use	Room Count	Parking Ratio	Required	Provided
Hyatt Place Hotel (Lot 1)	88,322 (151 Rooms)	1 space/room	151	154
Falls Event Center (Lot 2)	15,224	as required per MPP	157	157
		Total Lot 1 & 2	308	311
Use	Square Footage	Parking Ratio	Required	Provided
Restaurant Building 6	7,600 8,284 bld. 1,773 patio (1,390 svc. yard excluded from parking requirement)	1 to 100	76 100.57	
Restaurant Blds. 3,4,5,7	28,784 24,784	1 to 100	263 248	
Retail (Buildings 1-2)	14,800	1 to 200	74	
Revolutions (Building 8)	4,336	1 to 150 (3 space parking reduction per PL15-0421)	26	
Total Parking for Buildings 1 to 8			448	445
Total Highland Village Parking Spaces			756	756

As demonstrated in the above table, the square footage reductions for the yet to be developed restaurant buildings allow the Lazy Dog restaurant pad building to increase in size while maintaining compliance with the Zoning Ordinance parking standards. Therefore, staff has determined that adequate parking is available within the Center to support the square footage modifications. As the Highland Village project continues to be developed, parking will be evaluated to ensure adequate parking is available to meet the parking demands of the center.

Architecture: 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. The Falls Event Center added one additional stone option (Eldorado Cascade Rustic Ledge Stone) into the master palette. The Revolutions Naturopathic medical office introduced two new colors (SW French Roast and SW Burgundy) to the color palette. Lazy Dog proposes to add two new stone options (one brick and one ledge stone), a wood siding (Douglas Fir with Cordovan Brown stain), and two new paint colors (DE Cinnabar, DE Black). The building will utilize three other colors from the master palette. Further analysis of the application of colors and materials on the Lazy Dog building is discussed in the MPP Stage 2 section of this report. The proposed ledge stone and wood is similar and compatible to the materials used on The Falls. The proposed brick is a neutral beige color and is compatible with the existing color palette. The two additional colors will darken the color palette yet are complimentary to the existing color palette, similar to the direction from the Revolutions Naturopathic project. 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.

Plaza: The Highland Village master plan anticipated development of a common plaza area between buildings 4, 5 and 6. The intent of the plaza was to offer a pedestrian amenity for the center and a gathering area for the valet/bus drop-off and pick-up lane. The Highland Village Architectural Guidelines require buildings 4, 5 and 6 to have windows and/or doors incorporated into the building façade facing the plaza to create a relationship between the indoor restaurant spaces and the outdoor plaza. With this application, Lazy Dog (building 6) is proposing to site the building so the rear of the restaurant faces the plaza. In this layout the front door and dining areas will face E. Roseville Parkway and the adjacent parking areas. However, the master developer for the Center is proposing a new conceptual plan for the plaza to address the re-orientation of building 6. The proposed conceptual plan (Exhibit B) shows a

stage that utilizes the Lazy Dog building as a backdrop. The remaining plaza space would include seating areas and landscaping.

Lazy Dog is a restaurant chain with multiple locations throughout the nation. Lazy Dog has an established floor plan and building design that is utilized at all restaurants and has been deemed to be successful for their operations. With this in mind, staff worked with Lazy Dog to explore different orientations of the same floor plan. Ultimately it was determined that the proposed orientation is the most appropriate to meet Lazy Dog's needs, would require minimal modifications to the already developed drive-aisles and parking areas, would maintain existing circulation patterns within the Center, and would meet the City's Refuse requirements. Staff feels the addition of the stage provides an attractive amenity to the Center and will assist in activating the plaza, similar to the original intent of requiring the doors and windows on the plaza building facades. As further discussed in the MPP Stage 2 evaluation, Lazy Dog will be adding several backlit spandrel glass (opaque) panels to be reminiscent of windows. The glass panels will also add a backdrop to the stage. A pedestrian pathway will be provided around the pad building to continue the pedestrian connectivity throughout the center and to the plaza space. With the addition of the stage, the pedestrian pathway, and the spandrel glass on Lazy Dog, staff supports the modification to the plaza design and the re-orientation of the restaurant building. Conditions #3 of the MPP Stage 1 has been added to ensure the plaza will be developed with a stage and will be completed prior to final occupancy of the last pad building (either building 4 or 5) adjacent to the plaza.

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 and 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 the Lazy Dog Restaurant (Lot 6) only. 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 Lazy Dog restaurant building will be 8,284 square feet, with a 1,773 square foot covered private patio, and enclosed 1,390 square foot service yard. New landscaping will be installed around the base of the pad building. The details of the building architecture and landscaping are further evaluated below.

Architecture: The building architecture will have a northwestern lodge theme with stone and heavy wood timbers and a wood and stucco façade (see Figure 2). The one-story building will be 27-feet tall with a flat parapet roof. A 38-foot tall stone tower element will highlight the front entry. An outdoor patio on the west elevation will be covered with a wood slat roof with heavy wood timber supports. All building elevations will include windows, a mix of stone, stucco and wood materials, varying wall planes and trim details that help to break up the mass of the building. The building will also include a mix of colors to provide visual interest. The color palette will be rust, tans and browns, with three of the colors from the Highland Village master color palette. The rust color (DE Cinnabar) will be used on the upper portion of the building facades and is compatible with the existing Highland Village color palette. As required by the Highland Village Design Guidelines, 10% of the building façade will include brick. The proposed brick will be a rectangular yellow/tan color to offer a more neutral brick option for future

tenants. 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.

Figure 2: Color Rendering



As mentioned above, the building is oriented towards E. Roseville Parkway as opposed to the common plaza as envisioned in the master plan. The north building façade will include back-lit spandrel glass to provide a relationship between the indoor spaces within the restaurant and outdoor plaza. A green screen on either side on the spandrel glass panels will soften the wall. Due to the re-orientation of the building, the trash enclosure is now located adjacent to the public walkway along the west elevation. Per Condition #4 of the MPP Stage 2, the doors of the trash enclosure will be required to be decorative to further enhance the pedestrian experience. With these additional architectural details, staff supports the design of the building.

As proposed, staff finds the building compatible with the MPP Stage 1 conceptual architecture for the Center and with the applicable design guidelines. In addition, the colors and materials are compatible with the existing buildings within the Center and staff does not recommend any changes to the building architecture.

Landscaping: The project includes a planting plan for the landscaping adjacent to the pad building. Landscaping within the common areas, including the adjacent plaza, is the responsibility of the master developer. The proposed landscaping around the building will include several London Planes and Bosnian Pine trees in addition to a diversity of shrubs and ground cover with a mountain feel, like Hopseed, Deer Grass, rosemary, and salvia, along with hardscape elements of boulders and colored concrete. The landscaping will be water efficient and be compatible with the Highland Village master landscape concept.

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 the Lazy Dog Restaurant 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 Lazy Dog Restaurant 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 for the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – NCRSP PCL 40C LAZY DOG (HIGHLAND VILLAGE) – 238 GIBSON DRIVE – FILE # PL16-0383**;
 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. Approve the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – NCRSP PCL 40C LAZY DOG (HIGHLAND VILLAGE) – 238 GIBSON DRIVE – FILE # PL16-0383** with three (3) Conditions of Approval;
- C. Adopt the two (2) findings of fact as stated below for the **MAJOR PROJECT PERMIT STAGE 2 – NCRSP PCL 40C LAZY DOG (HIGHLAND VILLAGE) – 238 GIBSON DRIVE – FILE # PL16-0383**; and
 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.*
- D. Approve the **MAJOR PROJECT PERMIT STAGE 2 – NCRSP PCL 40C LAZY DOG (HIGHLAND VILLAGE) – 238 GIBSON DRIVE – FILE # PL16-0383** with sixty-seven (67) Conditions of Approval.

CONDITIONS OF APPROVAL FOR MPP STAGE 1 MODIFICATION (FILE # PL16-0383)

1. This project is subject to the previously approved conditions of approval for the Highland Village Master Plan (MPP-000016) except as modified below. (Planning)
2. The Highland Village Design Guidelines colors and materials are updated to incorporate those provided in Exhibit L. (Planning)
3. Prior to occupancy of the pad building on Parcel 4 or 5, whichever develops last, the common area plaza shall be completed. The plaza shall incorporate a stage area, landscaping, and seating areas. A programming plan for the stage shall be provided to the Planning Division. The plaza plan shall be approved through a MPP Stage 2 entitlement. (Planning)

CONDITIONS OF APPROVAL FOR MPP STAGE 2 (FILE # PL16-0383)

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 **February 9, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **February 9, 2019**.
2. The project is approved as shown in Exhibits A - L and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the North Central Roseville Specific Plan. (Planning)
4. MPP Stage 2 -The trash enclosure doors shall meet the Refuse Department standards, yet shall incorporate a decorative metal design to enhance the pedestrian experience, to the satisfaction of the Planning Division. (Planning)
5. The project shall be addressed as 238 Gibson Drive. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)
7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
8. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering Division. (Engineering)
9. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
11. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, 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 the NCRSP PCL 40C Highland Village MPP Stage 1, North Central Roseville Specific Plan and the City of Roseville Water Efficient Landscape ordinance. (Planning)
 - e. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
13. 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)
14. 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)
15. 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)
16. Bike Parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Short term Bike rack and long term bike locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building)
17. A covered seating area shall be located at handicapped parking area closest to the main entrance, visible from the drive aisle for dial-a-ride passenger drop-off and pick-up (Alternative Transportation, Planning, Engineering)
18. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required

with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering, Environmental Utilities, Electric)

19. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
20. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
21. 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)
22. The applicant/developer shall participate in the Highland Village Transportation Systems Management (TSM) Plan. (Public Works)
23. 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)
24. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
25. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
26. 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)

27. 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)
28. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
29. 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)
30. 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)
31. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
32. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
33. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals, including the use of carbon dioxides of beverages, shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact our Hazardous Materials Division within the Fire Department at (916) 774-5800 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
34. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
35. The location of the fire department connection shall be within 40 feet of a fire hydrant and along the same drive aisles to allow operational protocol for our emergency responders' vehicle access. Fire department connection(s) shall be within 2-feet of back of curb or back of walkway, and shall remain unobstructed at all times. (Fire)
36. A hood and duct fire extinguishing system shall be required if grease laden vapor is created by cooking within this establishment and a Class A hood exhaust system is required by the building department. All amendments, standards and policies can be found on the City's web site

www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)

37. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
38. 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
39. 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)
40. 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)
41. 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:

42. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor 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 preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
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 preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division

will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.

- c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
- 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 applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Lazy Dog Restaurant and Bar to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
- 46. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 47. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 48. **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)
- 49. 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)
- 50. 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)
- 51. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 52. 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)
- 53. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

54. 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)
55. 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.
56. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
57. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

58. 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)
59. 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)
60. 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)
61. 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)
62. 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)
63. 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)
64. 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)

65. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
66. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
67. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

ATTACHMENTS

1. Highland Village Design Guidelines

EXHIBITS

- A. Highland Village MPP Stage 1 Modified Site Plan
- B. Site Plan & Preliminary Plaza Plan with conceptual amenities images (2 pages)
- C. Construction Limits Site Plan
- D. Civil/Grading Plan
- E. Electrical & Plumbing Connection Plan
- F. Trash Enclosure Locations & Access
- G. Floor Plan
- H. Reflected Ceiling Plan
- I. Colored Elevations (3 pages)
- J. Elevations (3 pages)
- K. Landscape Plan (2 pages)
- L. Colors & Materials Board

<u>Note to Applicant and/or Developer:</u> 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.
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EXHIBIT E

Planning & Redevelopment
DepartmentARCHITECTURAL 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:



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.

Highland Village
Architectural Guidelines
Page 2

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

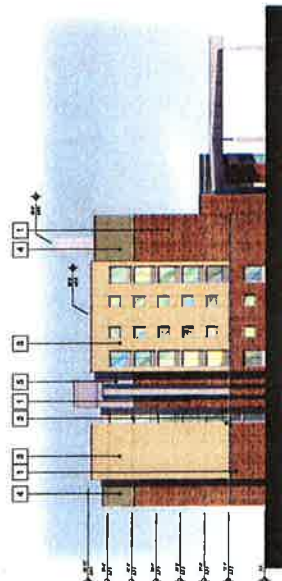
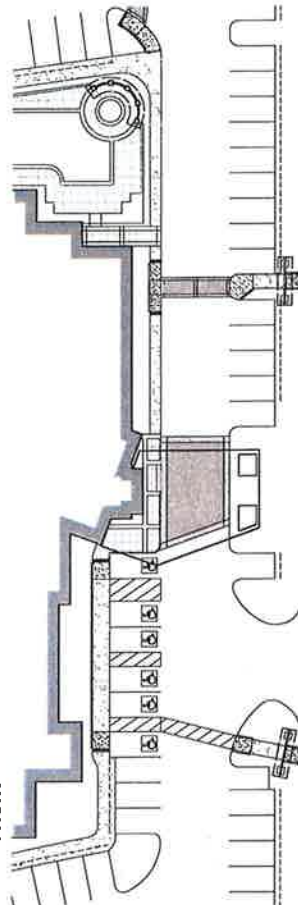
Hotel 1 Elevations (Hyatt Place)	Exhibit A
Hotel 2 Elevations (Summerfield Hotel)	Exhibit B
Building 1 & 2 Elevations (multi-tenant retail)	Exhibit C
Center Amenities	Exhibit D
Master Color/Material Palette	Exhibit E
Typical Trash Enclosure	Exhibit F



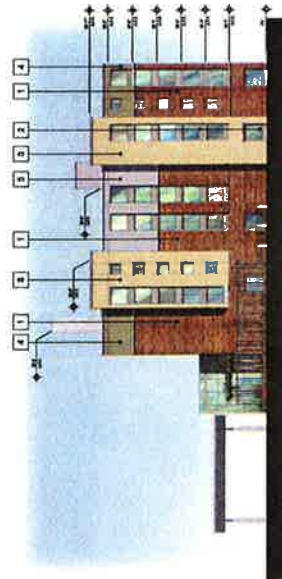
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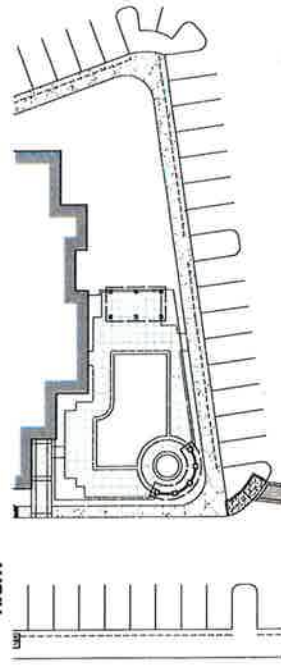
REAR



LEFT



RIGHT



Material	Manufacturer	Style/Color
1. Thin Brick	H.C. Ludlow	Masonry Red Finish
2. Acoustic Insulation	NA	Clear
3. Cement Fiber	Garrett Williams	SW 010 Solid Edge
4. Medium Grain Finish	Garrett Williams	SW 2007 Periwinkle Clay
5. Smooth Finish	Garrett Williams	SW 010 Solid Edge

ARCHITECTURAL
GUIDELINES
EXHIBIT B

Highland Village
Roosevelt Parkway & Gibson Drive
Riverside, CA

a-h-i
development
444 S. Riverside Ave.
710 Riverside Ave. Suite 300
Riverside, CA 92501

**HYATT PLACE
HOTEL 1**
CONCEPT ELEVATIONS

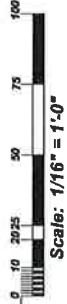
ELV.3

Rosenbach
Marcelli
Becker

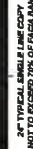
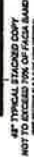
HYATT PLACE - Hotel 1

Highland Village

Roosevelt Parkway & Gibson Drive
Riverside, CA



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



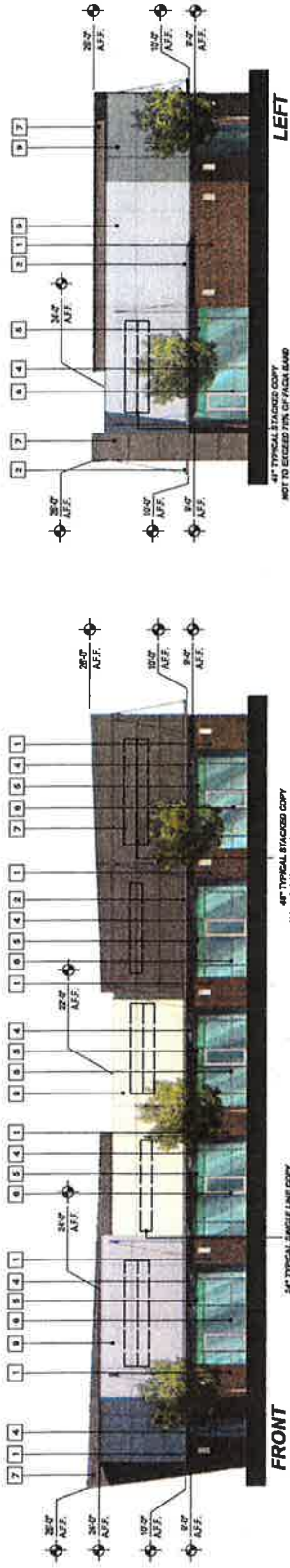
**Roseville Parkway & Gibson Drive
Roseville, CA**

11738

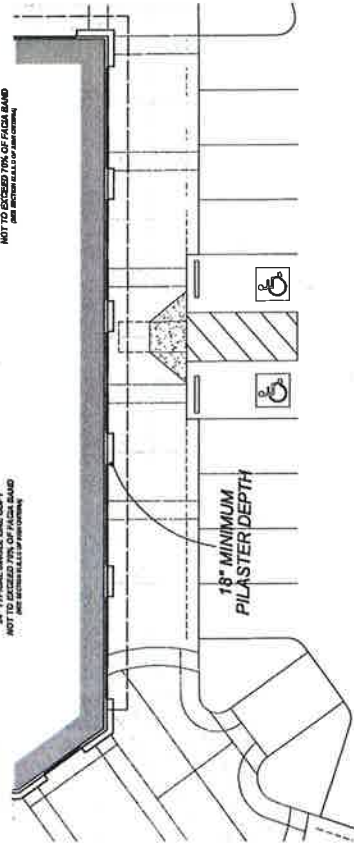
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Drawing	8.17.17
Drawing By:	CHOC
Revised:	13.07.17



Glenn Varney Southwest, LLC
7025 N. Scottsdale Road, Ste. 303
Scottsdale, AZ 85253
(P) 602.982.9933
(F) 602.950.0815



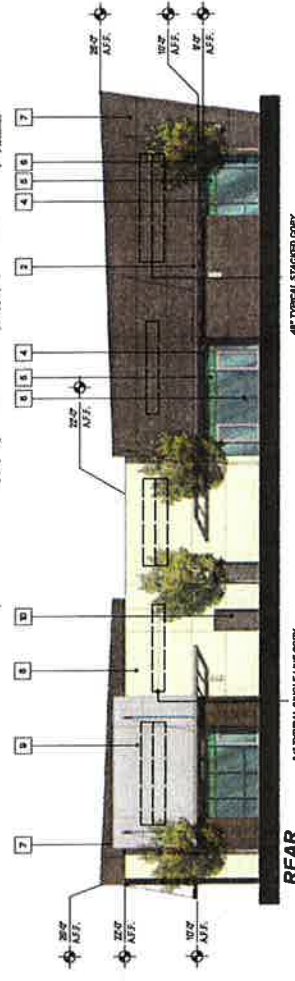
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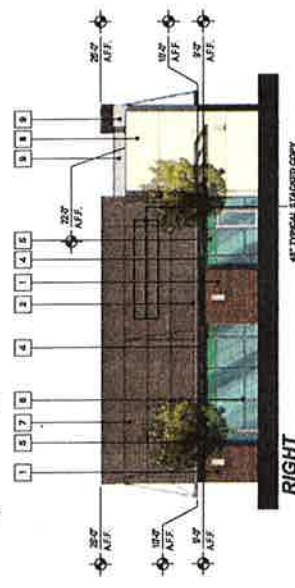
LEFT



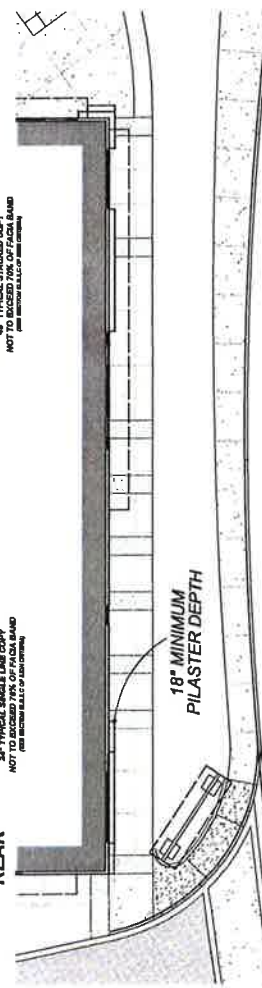
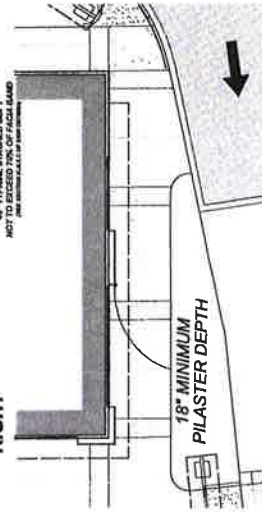
Material	Manufacturer	Style/Color
1 Thin Brick	NA	Manhattan
2 Thin Brick	NA	7048 Individual Gray
3 Perforated Aluminum	Aluminum Co.	Clear
4 Metal Downstaircase Lintel	ASP Span	604 7048 Individual Gray
5 Laminated Glass	Vermet	Clear
6 Anodized Aluminum	Sherrill Williams	604 7048 Individual Gray
7 Anodized Aluminum	Sherrill Williams	604 7048 Individual Gray
8 Anodized Aluminum	Sherrill Williams	604 7048 Individual Gray
9 Anodized Aluminum	Sherrill Williams	604 7048 Individual Gray
10 Anodized Aluminum	Sherrill Williams	604 7048 Individual Gray



REAR



RIGHT



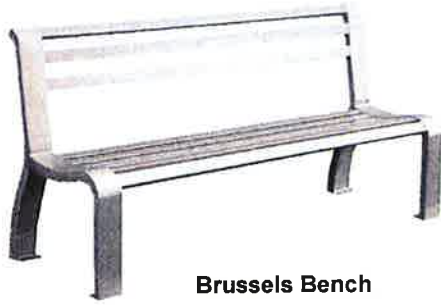
Building 2

Highland Village
Roseville Parkway & Gibson Drive
Roseville, CA

Exhibit C

ELV.2

Rauschenbach Marcelli Becker



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**

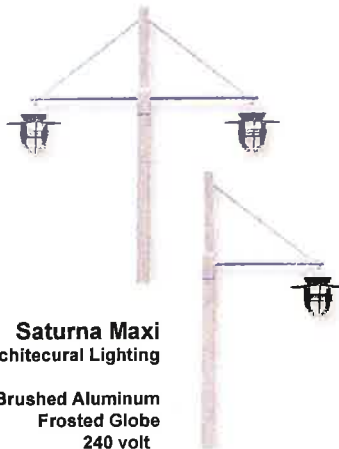
**Adobe
61078**

**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



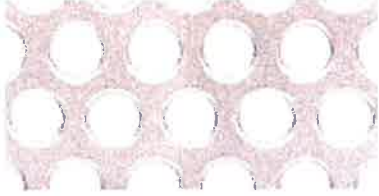
23 Monterey Bay Flash Thin Brick



24 Chardel Blend Thin Brick



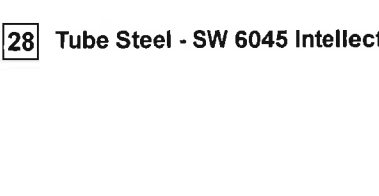
25 Perforated Aluminum



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

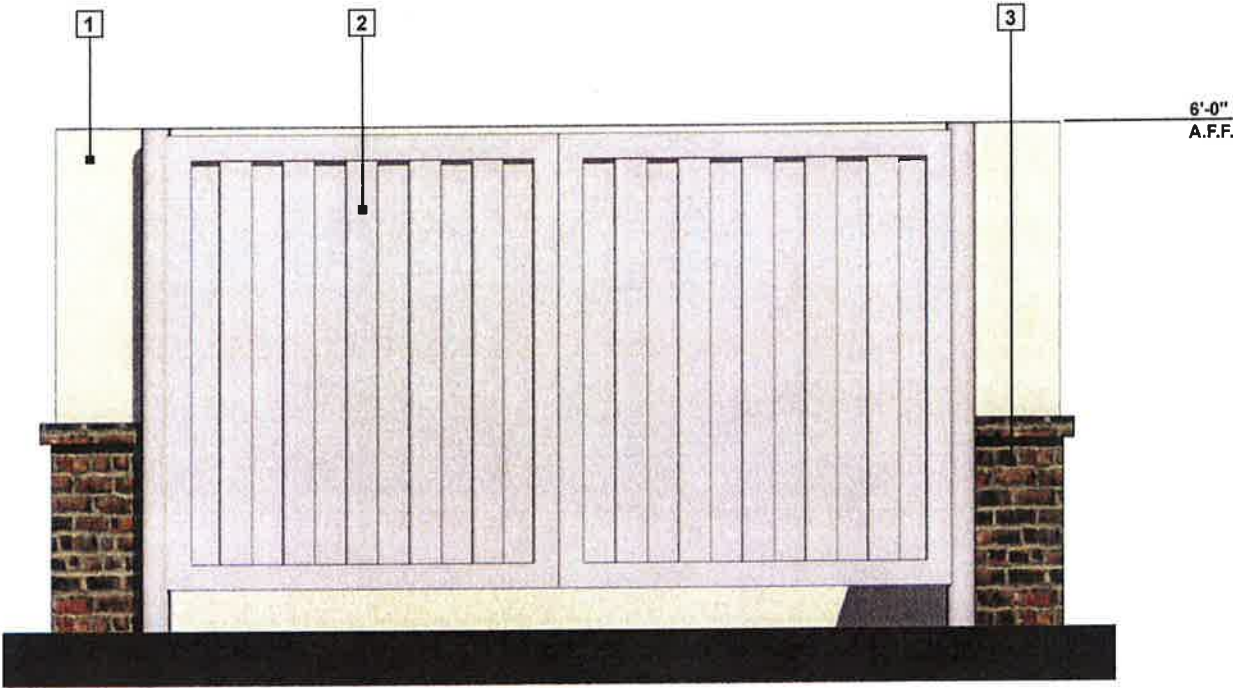
MASTER COLOR / MATERIAL
PALETTE

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Date:	11.12.07
Drawn:	JEI
Revised:	

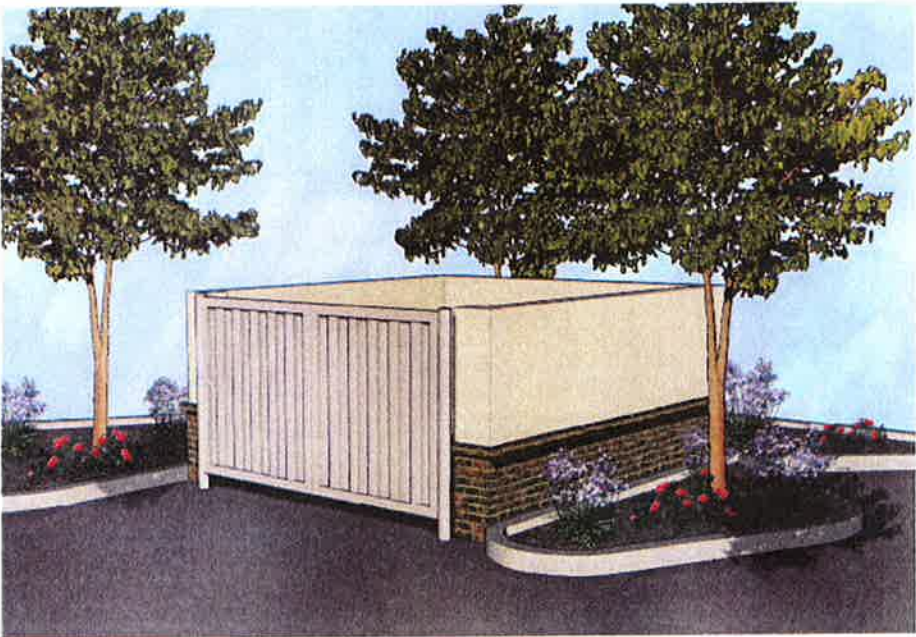
Sheet:
Exhibit E

Rauschenbach
Marvelli
Becker
architects

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



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

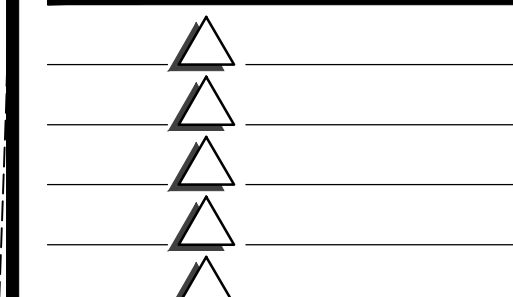


RESTAURANT & BAR

7777 CENTER AVENUE, SUITE 800
HUNTINGTON BEACH, CA 92647
PHONE 714.688.8880
FAX 714.688.8870
WWW.LAZYDOGRS.COM

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



LAZY DOG RESTAURANT & BAR

HIGHLAND VILLAGE
ROSEVILLE, CA

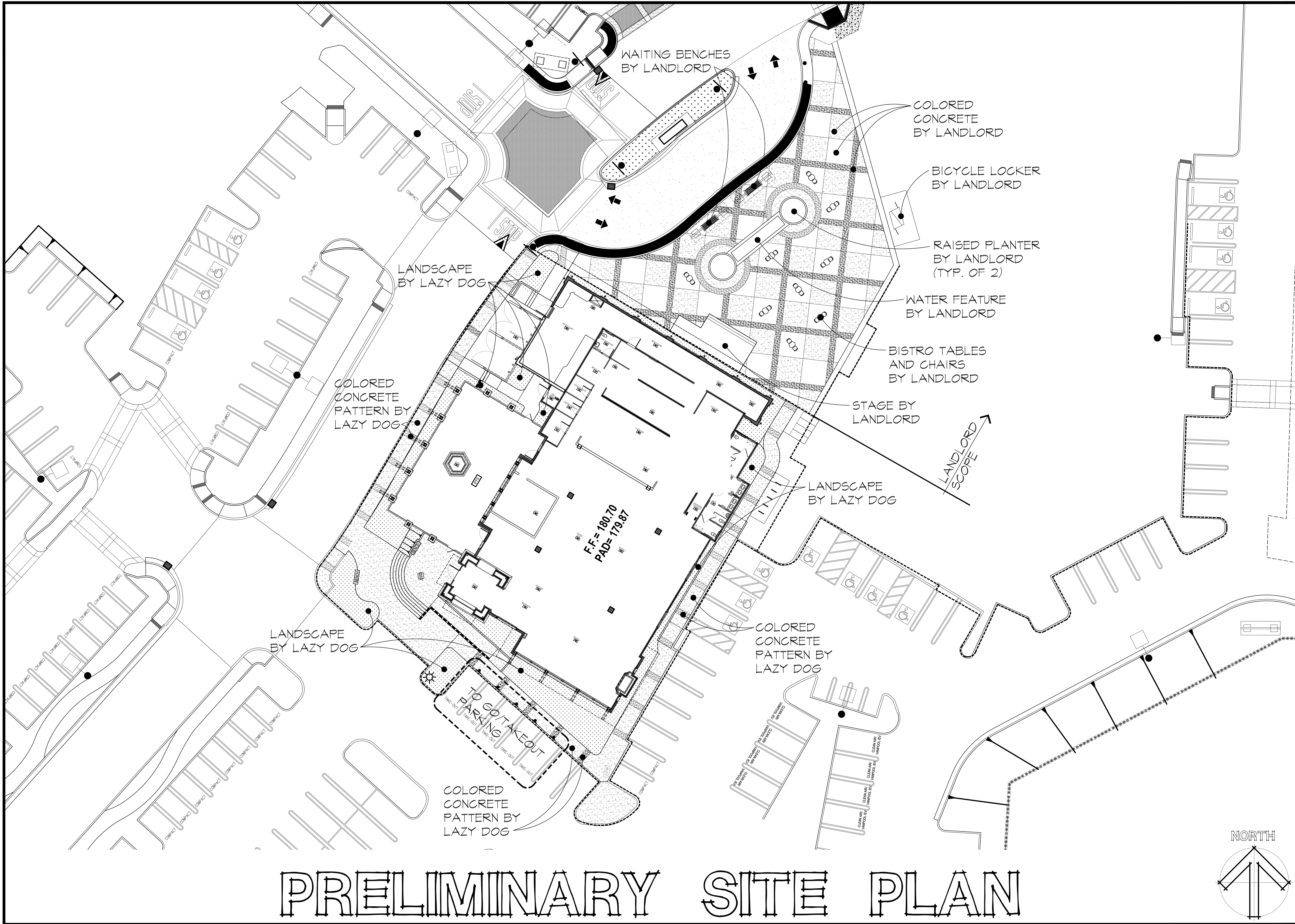
SHEET TITLE

SITE
PLAN

DRAWN BY
RAF
CHECKED BY
RAF/DM
SCALE
N.T.S.
JOB NO.

SHEET NUMBER

DD2.0



PRELIMINARY SITE PLAN



Highland Village Conceptual Plaza Amenities

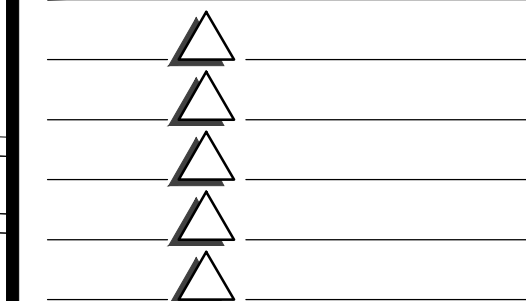


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- ☐ PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION



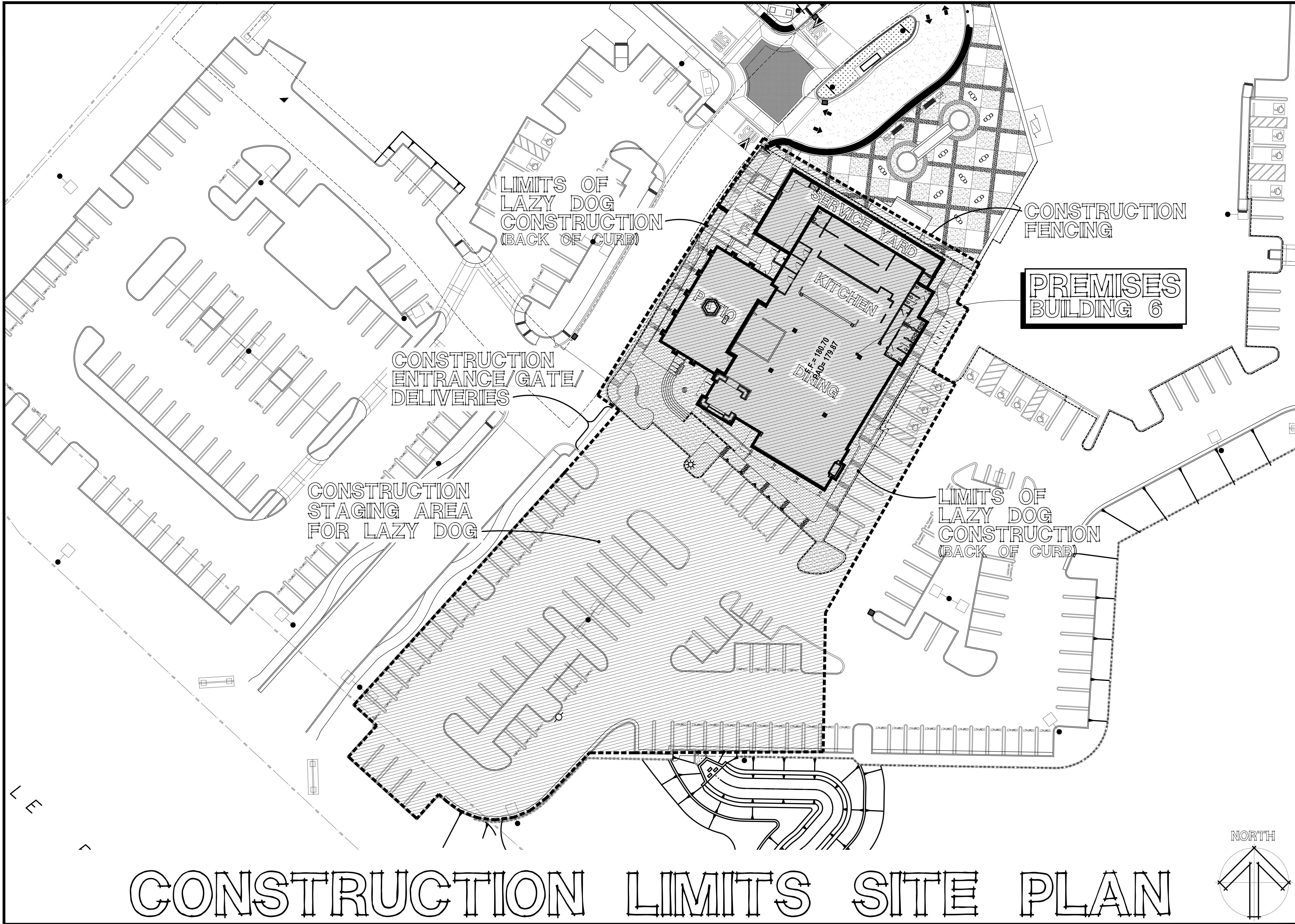
**LAZY DOG
RESTAURANT & BAR**
HIGHLAND VILLAGE
ROSEVILLE, CA

SHEET TITLE
**CONSTRUCTION
LIMITS
SITE
PLAN**

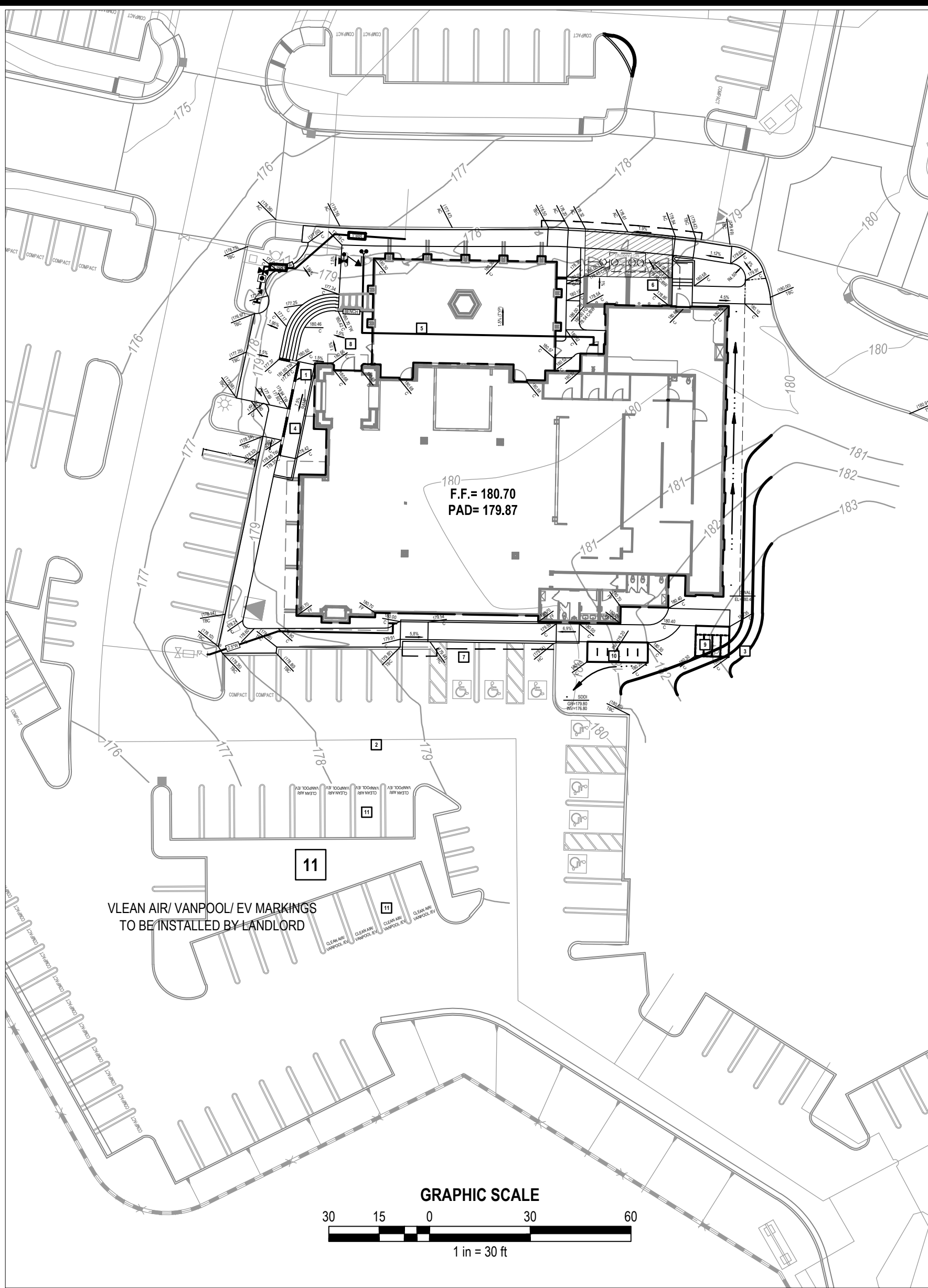
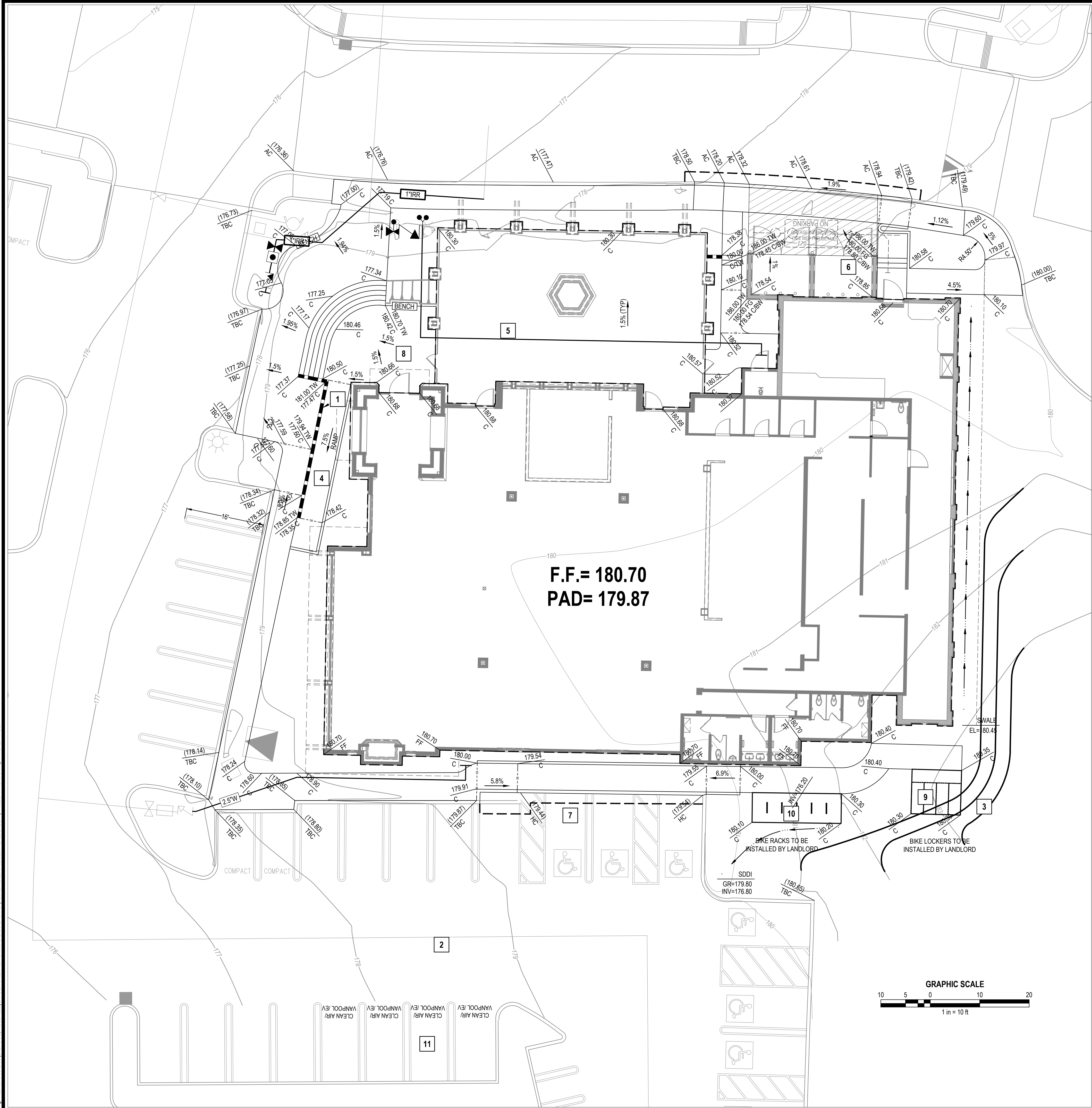
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RAF
CHECKED BY
RAF/DM
SCALE
1" = 20'
JOB NO.

SHEET NUMBER

DD2.1



Dwg: Y:\2016\16-042-00 LAZY DOG, ROSEVILLE\DWG\GEN\EXHIBITS\16042-003-SP.DWG | Saved: 02-02-17 09:59am | SPEDERSEN | Plotted: 11-15-16 04:15pm | ANTEPRINCE

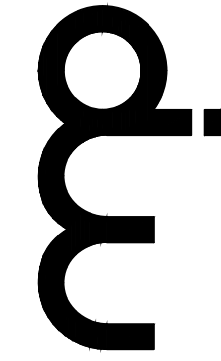


CONSTRUCTION KEYNOTES

1. CONSTRUCT 8" CONCRETE RETAINING WALL TO FACILITATE RAMP ACCESS; 3' MAX HEIGHT
2. CONSTRUCTION STAGING AREA
3. REGRADE UNIMPROVED AREA (2:1 MAX)
4. RAMP
5. PATIO AREA
6. TRASH ENCLOSURE (SW-1); REFUSE COLLECTION
7. EXISTING ADA STALLS TO REMAIN; REMOVE AND REINSTALL FLUSH CURB
8. MAIN BUILDING ENTRY
9. BIKE LOCKER. LOCKERS TO BE COMPOSITE BICYCLE VAULT BIKE LOCKER- CBV1 FROM GROUND CONTROL SYSTEMS OR EQUIVALENT (10'X9'- 4 LOCKERS). PAD AND LOCKERS TO BE INSTALLED BY LANDLORD.
10. BIKE PARKING RACK. RACKS TO BE CAPTION BIKE RACK-CAP201 FROM GROUND CONTROL SYSTEMS OR EQUIVALENT (18'X6'- 10 BIKES). PAD AND RACKS TO BE INSTALLED BY LANDLORD.
11. DESIGNATED CLEAN AIR/ VAN-POOL/ EV/ ELECTRIC VEHICLE PARKING STALLS PER THE CALIFORNIA GREEN BUILDING STANDARDS (8 TOTAL). MARKINGS TO BE INSTALLED BY LANDLORD.

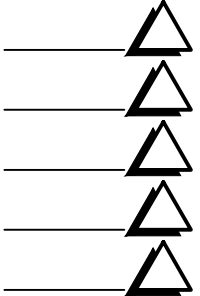
EARTHWORK

CUT	203 CU YDS
FILL	153 CU YDS
NET (CUT)	50 CU YDS



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CIVIL ENGINEERING
LAND PLANNING • LAND SURVEYING
2870 Gateway Oaks Drive, Suite # 120
Sacramento, CA 95833
phone: (916) 927-2400

- PROGRESS PRINT
- PLAN CHECK
- BID SET
- CONSTRUCTION



LAZY DOG RESTAURANT & BAR

HIGHLAND VILLAGE (PAD 6)
ROSEVILLE, CA

SHEET TITLE

PARCEL 6- CIVIL SITE
PLAN

DRAWN BY

MRS.

CHECKED BY

SMP

SCALE

1"=10'

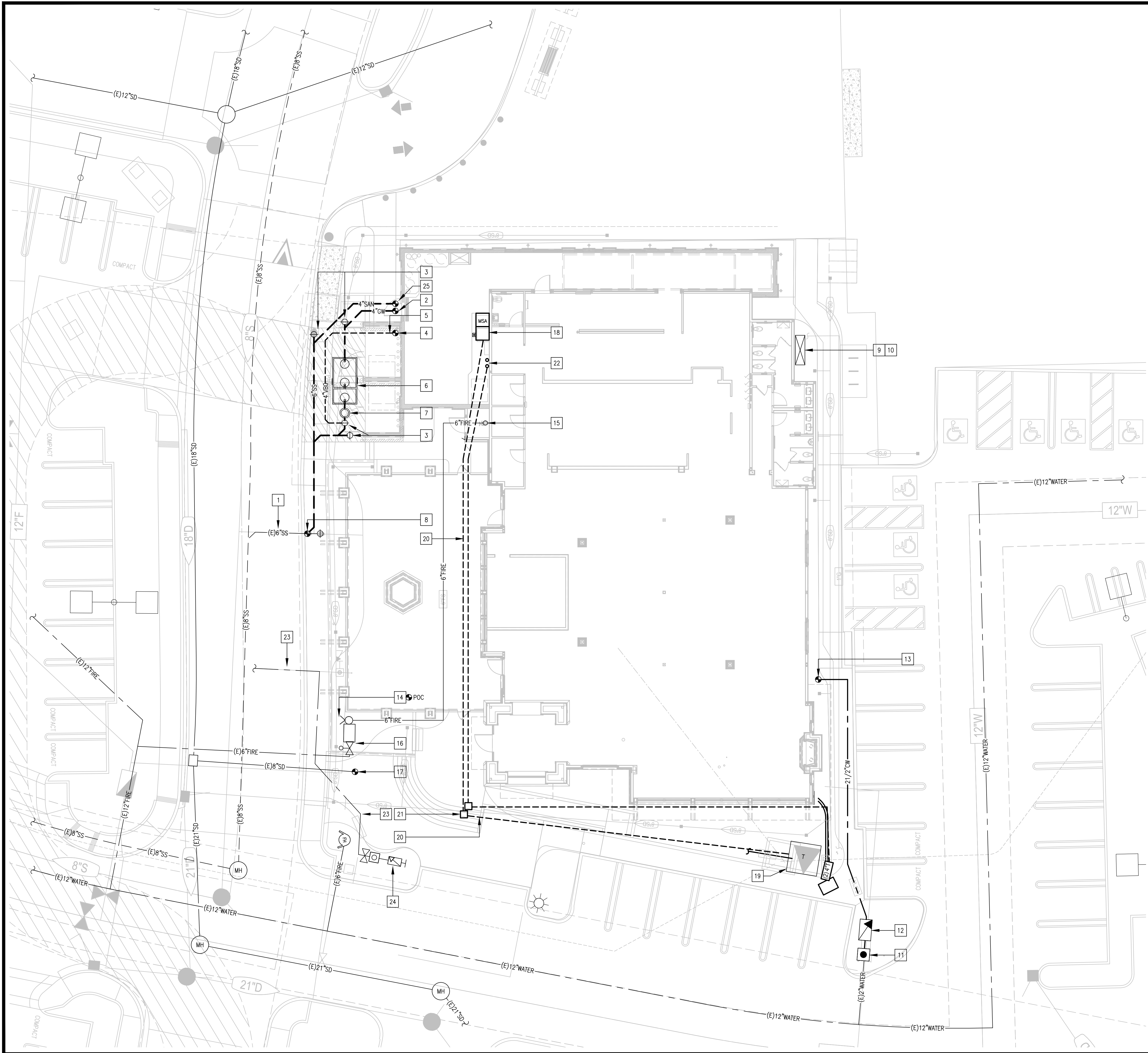
JOB NO.

16-0042-00

SHEET NUMBER

CSP-1

SHEET SIZE 36" x 24"



ELECTRICAL & PLUMBING POINT OF CONNECTION PLAN

SCALE
3/32" = 1'-0"

1

PLAN NOTES

- EXISTING LANDLORD PROVIDED AND INSTALLED 6" SANITARY SEWER BELOW FINISHED SLAB TO BE USED BY LAZY DOG RESTAURANT AND BAR.
- LOCATION OF LAZY DOG PROVIDED AND INSTALLED 4" GREASE WASTE BELOW FLOOR TO BE USED BY LAZY DOG RESTAURANT AND BAR.
- LOCATION OF LAZY DOG PROVIDED AND INSTALLED 4" FLOOR CLEAN-OUT TO GRADE WITH CONCRETE APRON (TYPICAL ALL CLEAN-OUT SHOWN ON THIS PLAN) - ALL CLEAN-OUTS SHALL BE TRAFFIC RATED WITH AIR TIGHT COVERS.
- LOCATION OF LAZY DOG PROVIDED AND INSTALLED 4" VENT BELOW FLOOR.
- LOCATION OF LAZY DOG PROVIDED AND INSTALLED 4" VENT PIPING BELOW GRADE SLOPED 1/4" PER FOOT BACK TO THE GREASE INTERCEPTOR.
- LOCATION OF LAZY DOG PROVIDED AND INSTALLED 1,500 GALLON CONCRETE GREASE INTERCEPTOR [INLET INV=175.78(-)59"(MIN.), OUTLET INV=175.53(-)62"(MIN.)].
- LAZY DOG PROVIDED AND INSTALLED 24" JENSEN SAMPLE BOX.
- LAZY DOG PROVIDED AND INSTALLED 6" SANITARY SEWER PIPING BELOW GRADE TO CONNECT TO EXISTING 6" SANITARY SEWER LATERAL - COORDINATE EXACT LOCATION OF 6" SANITARY SEWER POC TO EXISTING 6" SANITARY SEWER LATERAL WITH LANDLORDS CIVIL DRAWINGS - DEPTH REQUIRED = 174.70(-)72"(MIN.).
- LOCATION OF LAZY DOG PROVIDED AND INSTALLED GAS METER ASSEMBLY (METER SHALL BE CAPABLE OF SUPPLYING A MAXIMUM OF 5,000,000 BTU/HR @ 2-PSI PRESSURE) - GAS METER ASSEMBLY SHALL BE PROVIDED & INSTALLED BY THE LOCAL GAS COMPANY IN DIRECT COORDINATION WITH LAZY DOG - ALL GAS PIPING IN THE BUILDING IS SIZED ON 350 FEET @ 2-PSI PRESSURE - P.C. TO FIELD VERIFY PRIOR TO BID AND PRIOR TO START OF ANY NEW WORK THAT THE GAS METER IS CAPABLE OF HANDLING THE NEW LOADS AND PRESSURE OF THE NEW RESTAURANT AND SHALL IMMEDIATE NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.
- PROPOSED POC OF NEW GAS SERVICE FOR THE LAZY DOG RESTAURANT AND BAR. LANDLORD TO PROVIDE GAS LINE TO THIS LOCATION AS PER WORK LETTER EXHIBIT TO LEASE. SAID GAS SERVICE SHALL BE PROVIDED VIA 2" GAS LINE WITH TOTAL DEVELOPED LENGTH OF SAID GAS LINE NOT TO EXCEED 350 FEET.
- EXISTING LANDLORD PROVIDED AND INSTALLED 2" WATER METER - FIELD VERIFY.
- EXISTING LANDLORD PROVIDED AND INSTALLED 2" (RP) BACKFLOW PREVENTER SHALL BE REMOVED AND REPLACED WITH 2 1/2" AMES #4000SS (RP) BACKFLOW PREVENTER INSTALLED @ +24" A.F.F. - UPSIZE WATER SERVICE TO 2 1/2" DIRECTLY AFTER EXISTING 2" WATER METER - FIELD VERIFY.
- LOCATION OF LAZY DOG PROVIDED AND INSTALLED 2 1/2" COLD WATER SUPPLY PIPING - THE AVAILABLE WATER PRESSURE AT THE POC SHALL BE 65-75 PSI (MINIMUM).
- LAZY DOG PROVIDED AND INSTALLED 6" FIRE LINE EXTENSION.
- LAZY DOG PROVIDED AND INSTALLED 6" FIRE LINE UP FROM BELOW GRADE - 6" FIRE LINE SHALL TERMINATE AT +12" A.F.G. (MINIMUM) WITH CAP TO ALLOW FOR LAZY DOG FIRE SPINKLER CONTRACTOR TO INSTALL 6" FIRE RISER.
- EXISTING LANDLORD PROVIDED AND INSTALLED POST INDICATOR VALVE (PIV), FIRE DEPARTMENT CONNECTION (FDC), & 6" SINGLE CHECK VALVE (AMES #1000SS IN UNDERGROUND VAULT) - FIELD VERIFY.
- EXISTING LANDLORD PROVIDED AND INSTALLED 8" STORM DRAIN BELOW FINISHED SLAB TO BE USED BY LAZY DOG RESTAURANT AND BAR - EXISTING INVERT ELEVATION (-)67" (FIELD VERIFY).
- LAZY DOG TO PROVIDE NEW NEMA 3R WEATHERPROOF ENCLOSURE WITH 1200A 120/208V 3 PHASE 4 WIRE SWITCHGEAR "MSA" AND SEPARATE UNDERGROUND PULL SECTION WITH UTILITY METER SECTION. VERIFY EXACT LOCATION AND REQUIREMENTS PRIOR TO TRENCHING, ROUGH-IN AND INSTALLATION.
- TRANSFORMER PAD LOCATION TO BE VERIFIED WITH THE LOCAL ELECTRICAL UTILITY COMPANY BY LANDLORD CONTRACTOR AS REQUIRED. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- LANDLORD CONTRACTOR TO PROVIDE (4) 3"C. 4#350KMIL & 1#4/DE.G. FROM UTILITY TRANSFORMER TO LAZY DOG'S MAIN UTILITY METER/DISTRIBUTION BOARD "MSA". LANDLORD CONTRACTOR TO PROVIDE CONDUIT AND CONDUCTORS AND VERIFY EXACT SIZES AND ROUTING WITH LOCAL ELECTRICAL UTILITY DESIGN DRAWINGS PRIOR TO TRENCHING AND INSTALLATION. LAZY DOG TO REIMBURSE LANDLORD FOR COST OF SECONDARY CONDUCTORS FROM THE LANDLORD INSTALLED POINT OF CONNECTION TO LAZY DOG'S SWITCHGEAR "MSA" FINAL POINT OF CONNECTION.
- LANDLORD CONTRACTOR TO PROVIDE UTILITY PULL BOX AS REQUIRED. LANDLORD CONTRACTOR TO COORDINATE EXACT LOCATION OF PULL BOX WITH UTILITY COMPANY PRIOR TO INSTALLATION.
- LANDLORD CONTRACTOR TO PROVIDE (2) 4"C.O. STUBBED WITH IN SERVICE YARD TO INTERCEPT TELEPHONE/CABLE COMPANY FEED AS REQUIRED. LANDLORD TO COORDINATE EXACT REQUIREMENTS WITH TELEPHONE/CABLE COMPANY PRIOR TO TRENCHING AND INSTALLATION OF CONDUIT.
- LAZY DOG TO PROVIDE NEW IRRIGATION LINE - SEE CIVIL DRAWINGS FOR MORE INFORMATION.
- LAZY DOG TO PROVIDE NEW IRRIGATION METER & BACKFLOW PREVENTER - SEE CIVIL DRAWINGS FOR MORE INFORMATION.
- LOCATION OF LAZY DOG PROVIDED AND INSTALLED 4" SANITARY SEWER BELOW FLOOR TO BE USED BY LAZY DOG RESTAURANT AND BAR.

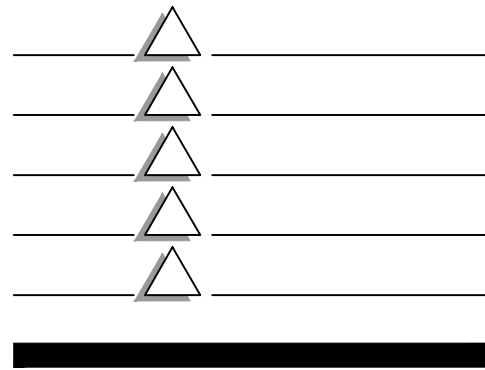
GENERAL ELECTRICAL NOTES

- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID EXISTING DUCTS, PIPING OR CONDUITS, ETC., AND TO PREVENT HAZARDS TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
- CALL UNDERGROUND ALERT BEFORE YOU DIG. 1-800-227-2600.
- ALL UNDERGROUND CONDUITS SHALL BE PVC SCHED. 40, MINIMUM 3/4"C. RUN CODE SIZE INSULATED EQUIPMENT GROUND CONDUCTOR.
- MINIMUM CONDUCTOR SIZE SHALL BE #10 AWG. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHED. 40.
- ALL ELECTRICAL DEVICES/EQUIPMENT MOUNTED OUTDOORS SHALL BE WEATHERPROOF (NEMA 3R).
- ALL FUTURE AND SPARE CONDUITS SHALL BE PROVIDED WITH A NYLON PULL STRING.
- ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND/OR CABLE) SHALL BE UNDERGROUND.

Exhibit E
ENGINEERING GROUP, INC.
Mechanical | Electrical | Plumbing
cro
18652 FLORIDA STREET, SUITE #600
ROSEVILLE, CA 95608
PHONE (714) 947-7100 FAX (714) 941-6000
MAIN MECHANICAL CONTACT: KEVIN BARNES
MAIN ELECTRICAL CONTACT: BENNETT HEALY
MAIN PLUMBING CONTACT: CONRAD ORR, JR.

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- ☐ PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION



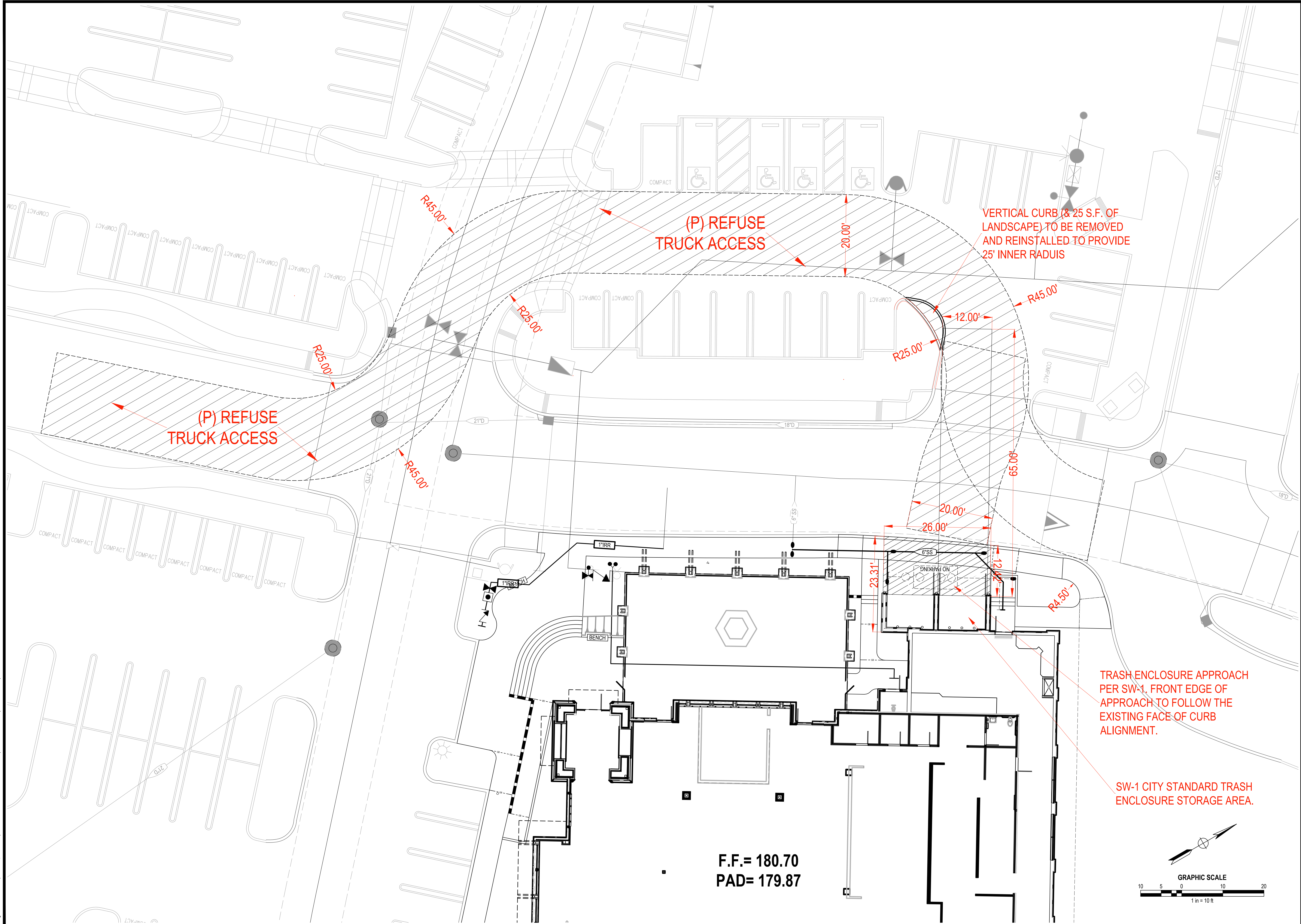
LAZY DOG RESTAURANT & BAR
200 GIBSON DRIVE - PAD 6
ROSEVILLE, CA 95678

SHEET TITLE
ELECTRICAL & PLUMBING POINT OF CONNECTION PLAN

DRAWN BY
JR/MH
CHECKED BY
CRO
SCALE
3/32"=1'-0"
JOB NO.
235-010
SHEET NUMBER

POC1

Dwg: 1/201616-0002-00 LAZY DOG, ROSEVILLE (DWG) ENGR 160042 EX02-TE ACCESS DWG | Saved: 02-01-17 10:15am SPEJERSEN | Plotted: 12-21-16 10:38am SPEJERSEN



PROGRESS PRINT

PLAN CHECK

BID SET

CONSTRUCTION

LAZY DOG

RESTAURANT & BAR

HIGHLAND VILLAGE (PAD 6)

ROSEVILLE, CA

SHEET TITLE

TRASH ENCLOSURE LOCATION AND ACCESS EXHIBIT (PER SW-1)

DRAWN BY

MRS

CHECKED BY

SMP

SCALE

1"=10'

JOB NO.

16-0042-00

SHEET NUMBER

TE-1

SHEET SIZE 36" x 24"

MORTON & PITALO, INC

CIVIL ENGINEERING

LAND PLANNING • LAND SURVEYING

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Sacramento, CA 95833
phone: (916) 927-2400

Exhibit F

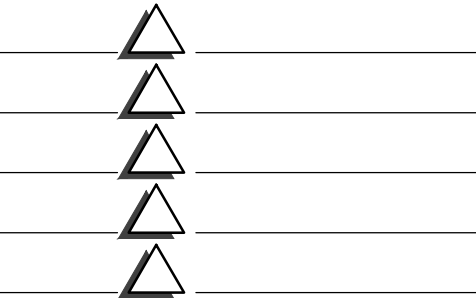
NOT FOR CONSTRUCTION—ENTITLEMENT SUBMITTAL (12/21/2016)—
RESUBMITTAL (02/01/2017)



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7777 CENTER AVENUE, SUITE 800
HUNTINGTON BEACH, CA 92647
PHONE 714.838.8880
FAX 714.838.8870
WWW.LAZYDOGRRESTAURANT.COM

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- ☐ PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION



LAZY DOG RESTAURANT & BAR

HIGHLAND VILLAGE
ROSEVILLE, CA

SHEET TITLE
FLOOR
PLAN
(MODIFIED)

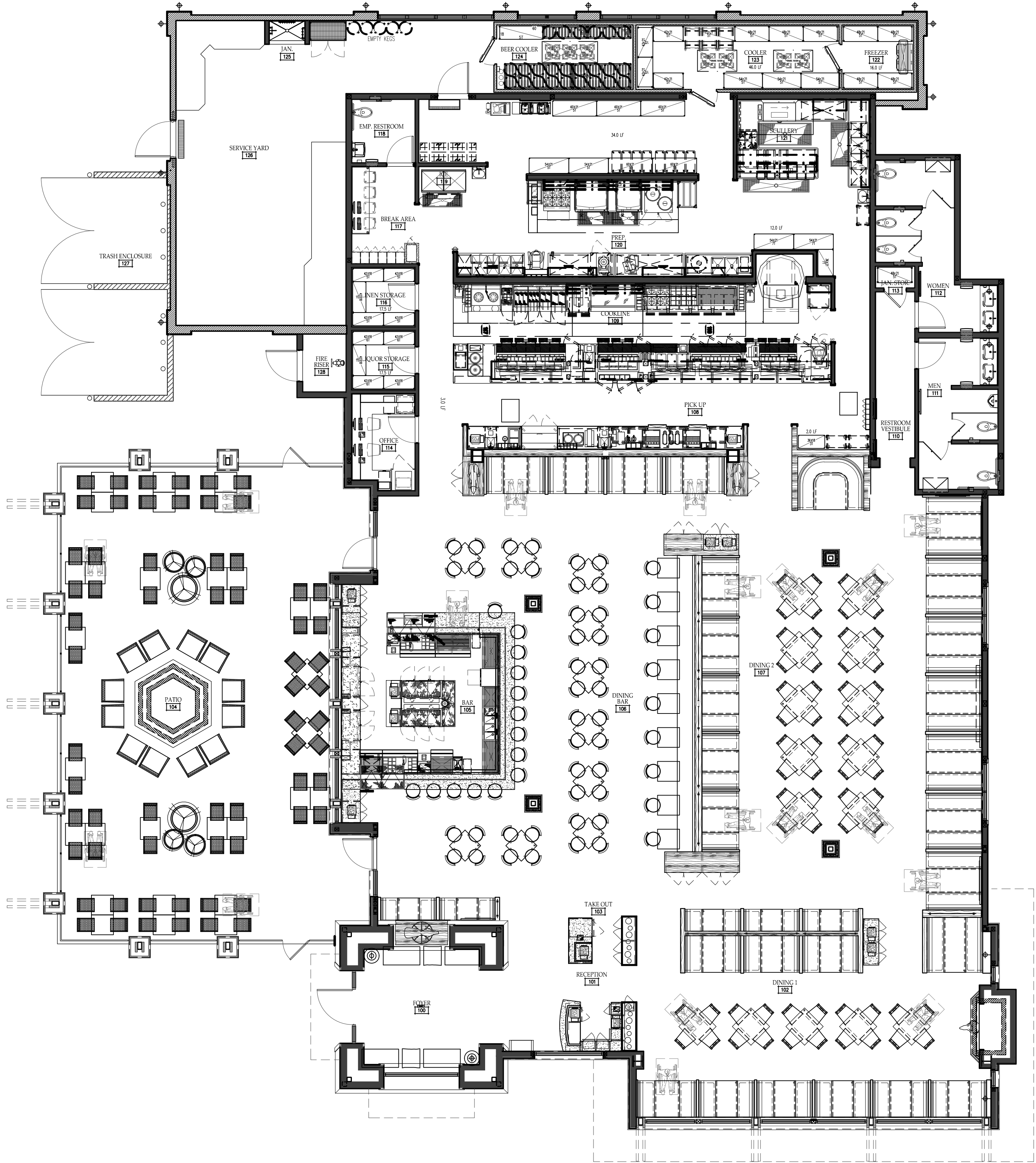
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SHEET NUMBER

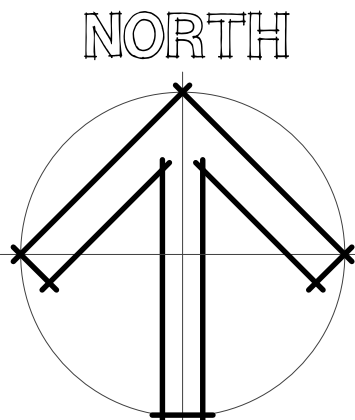
DD3.0

SEATING TABULATIONS

BAR:	94 SEATS
DINING ROOM 1:	62 SEATS
DINING ROOM 2:	108 SEATS
TOTAL INTERIOR SEATS:	264 SEATS
TOTAL PATIO SEATS:	76 SEATS



PRELIMINARY FLOOR PLAN



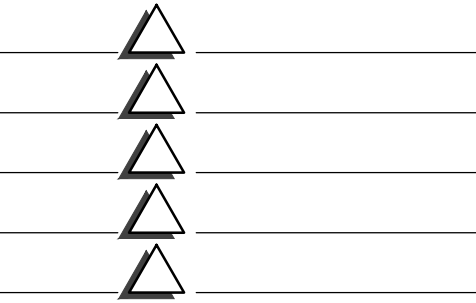


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7777 CENTER AVENUE, SUITE 800
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PHONE 714.688.8880
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WWW.LAZYDOGRESTAURANT.COM

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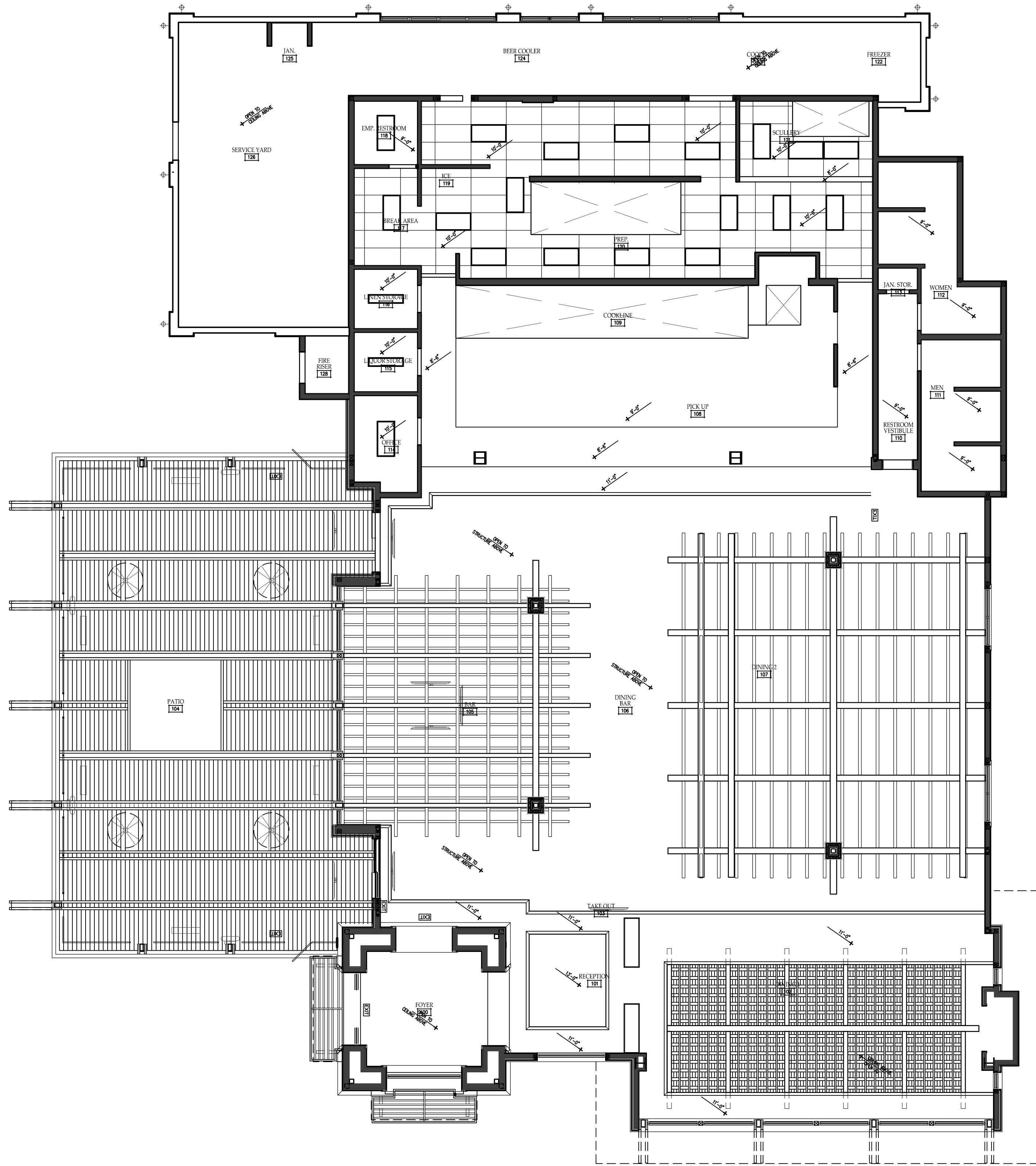
LAZY DOG
RESTAURANT & BAR
HIGHLAND VILLAGE
ROSEVILLE, CA

SHEET TITLE
REFLECTED
CEILING
PLAN

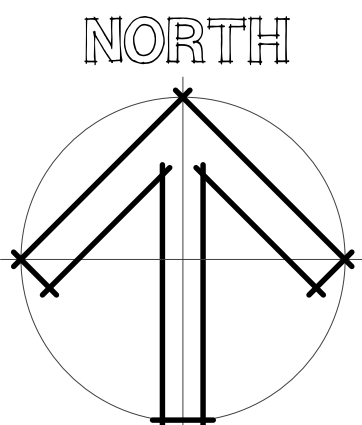
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_RAF
CHECKED BY
_RAF/DM
SCALE
1/8" = 1'-0"
JOB NO.

SHEET NUMBER

DD3.1



PRELIMINARY REFLECTED CEILING





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	MCMCHOLS (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 3687220041
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 5309 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

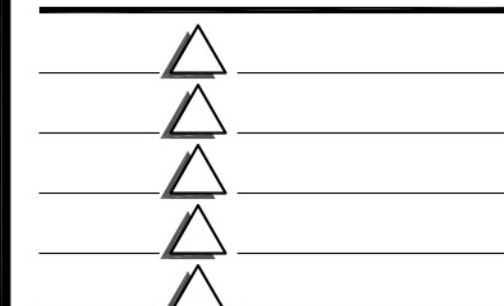


RESTAURANT & BAR

7777 CENTER AVENUE, SUITE 600
HUNTINGTON BEACH, CA 92647
PHONE 714.836.8880
FAX 714.836.8870
WWW.LAZYDOGBEACHRESTAURANT.COM

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- ☐ 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

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JOB NO.

DATE

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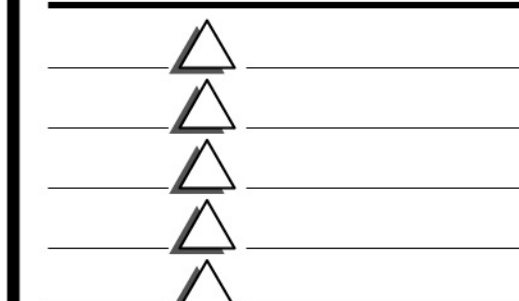


RESTAURANT & BAR

7777 CENTER AVENUE, SUITE 400
HARTSDALE BEACH, CA 92247
PHONE 714.888.8880
FAX 714.888.8870
WWW.LAZYDOGRESTAURANT.COM

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ROSEVILLE, CA

SHEET TITLE
EXTERIOR ELEVATIONS

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RAF/DM
SCALE
3/32" = 1'-0"
JOB NO.

DESIGNED BY
LAZY DOG

DD4.1

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 BEAM 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 NICHE
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 5203 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.



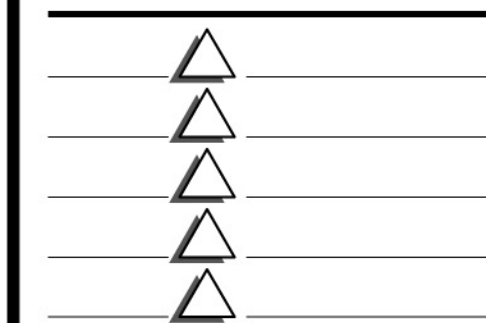


RESTAURANT & BAR

7777 CENTER AVENUE, SUITE 800
HUNTINGTON BEACH, CA 92647
PHONE 714.868.8880
FAX 714.868.8870
WWW.LAZYDOGRESTAURANT.COM

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HIGHLAND VILLAGE
ROSEVILLE, CA

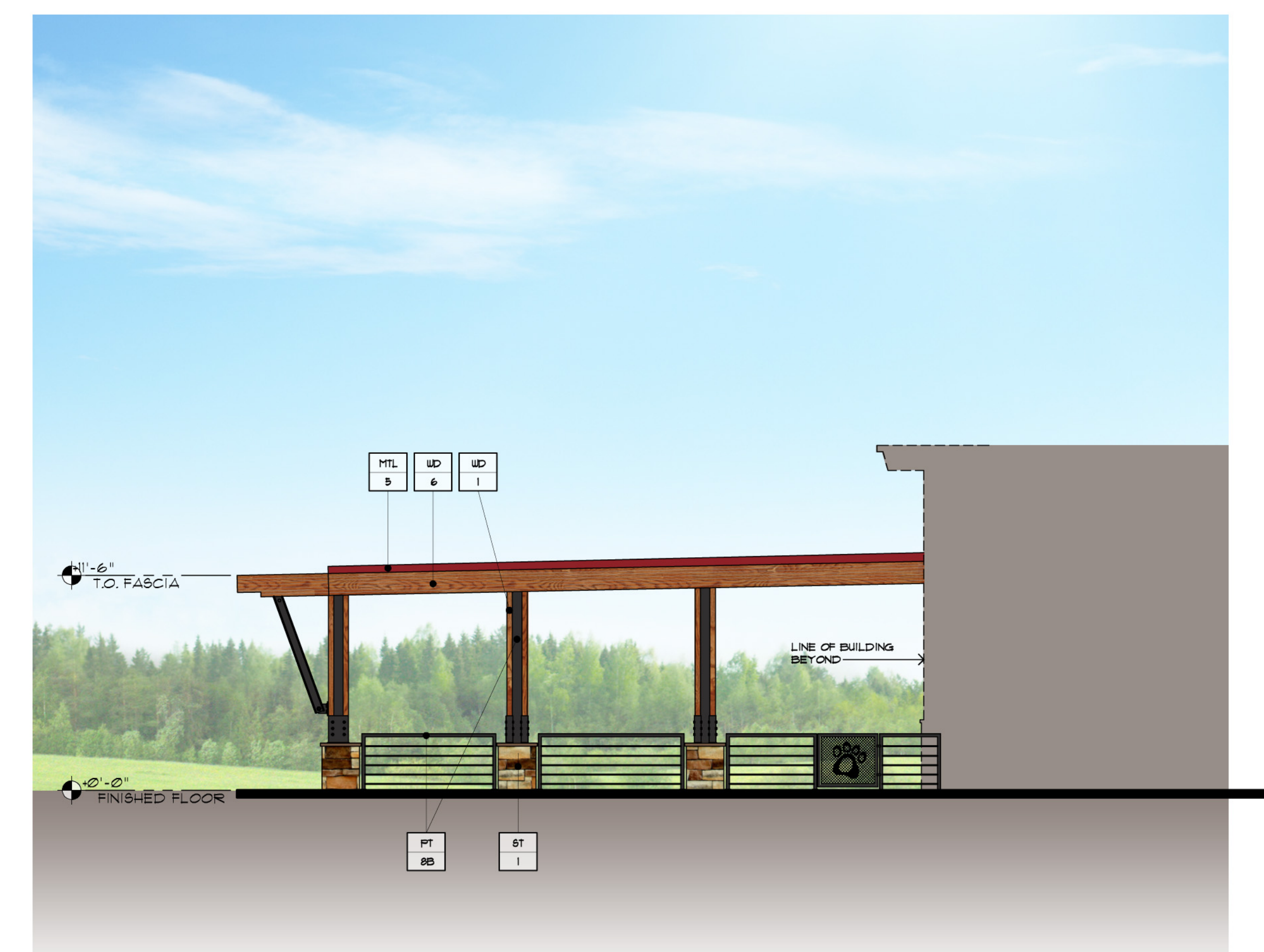
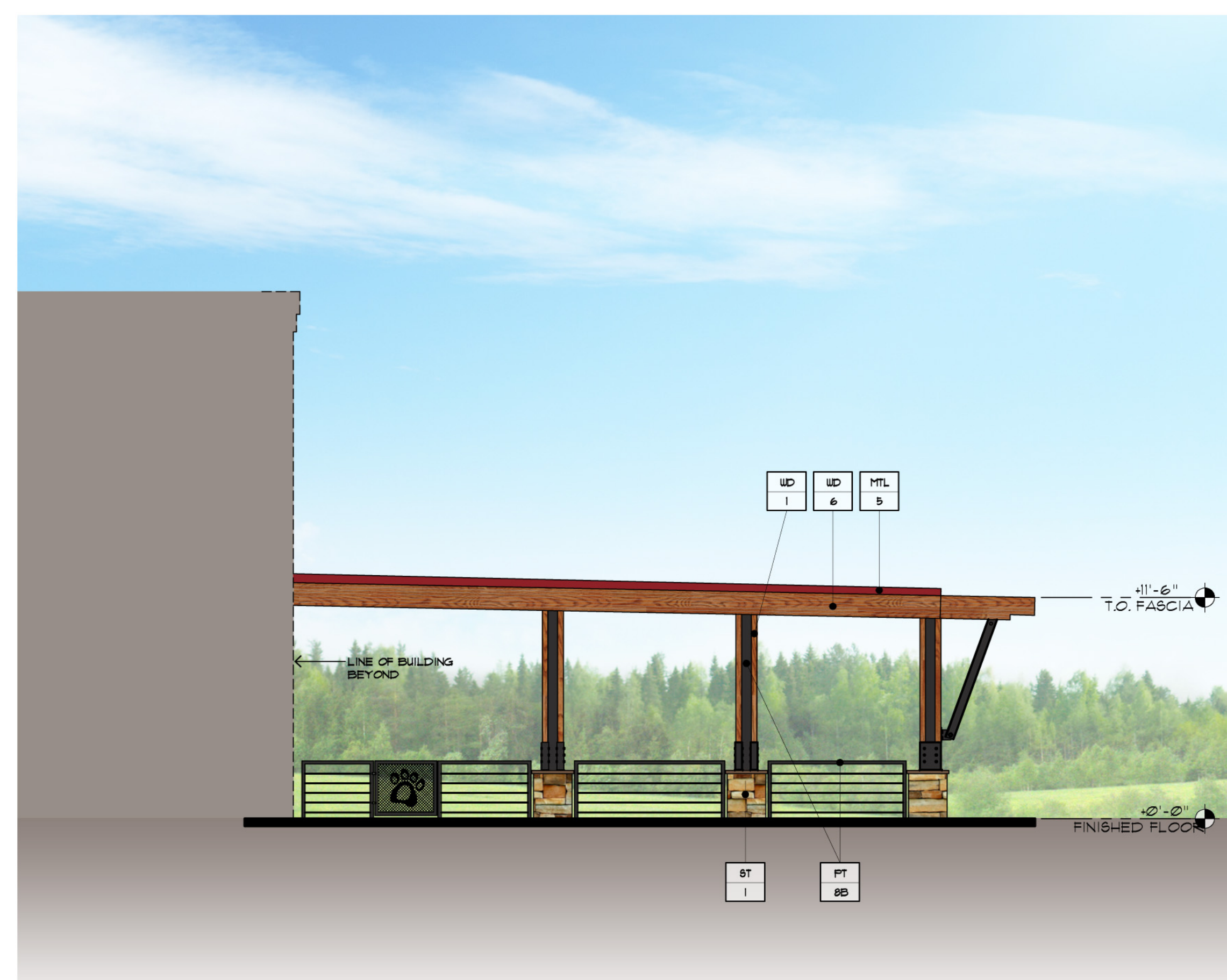
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PATIO &
TRASH
ENCLOSURE
ELEVATIONS

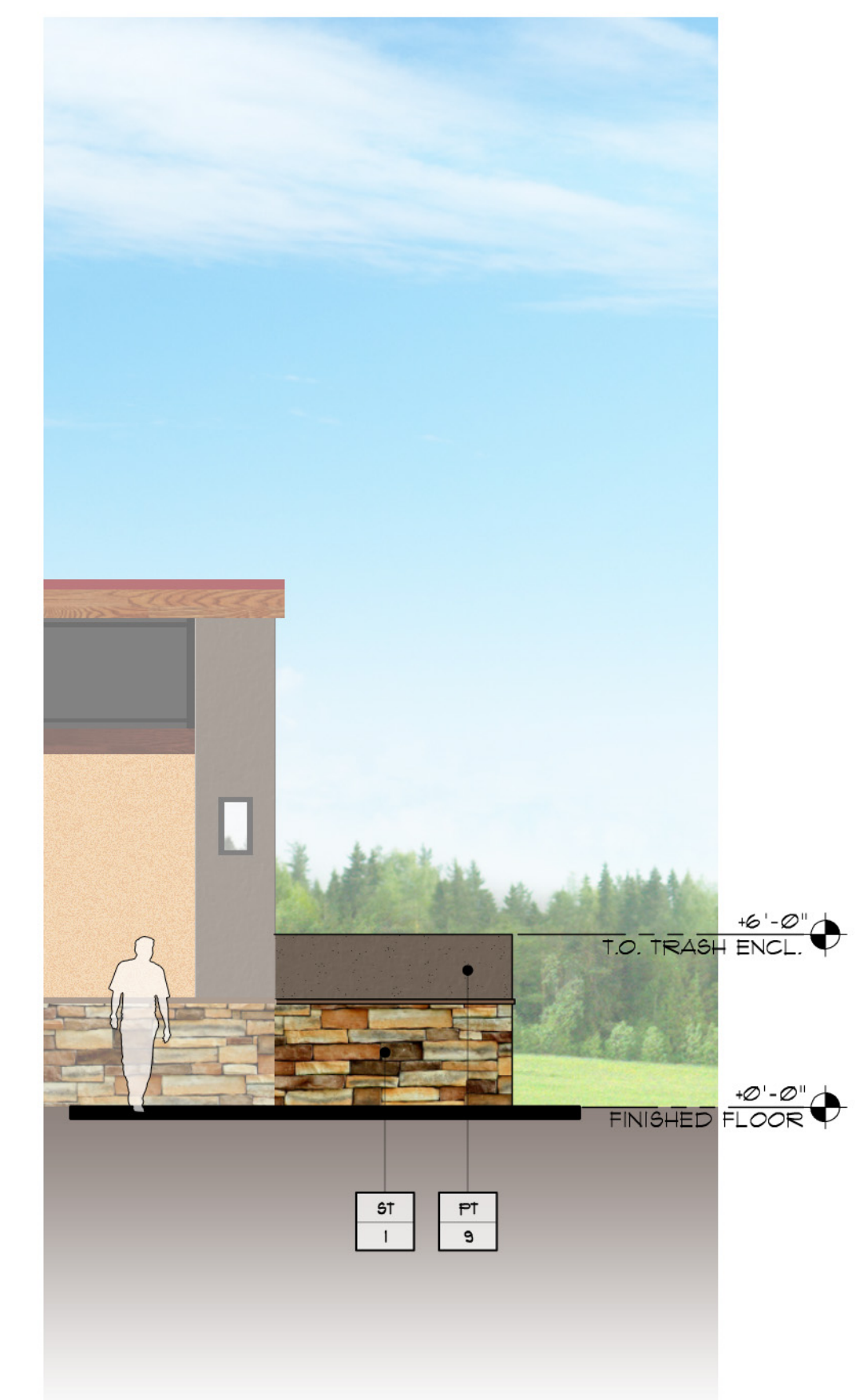
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DATE 01/24/2020

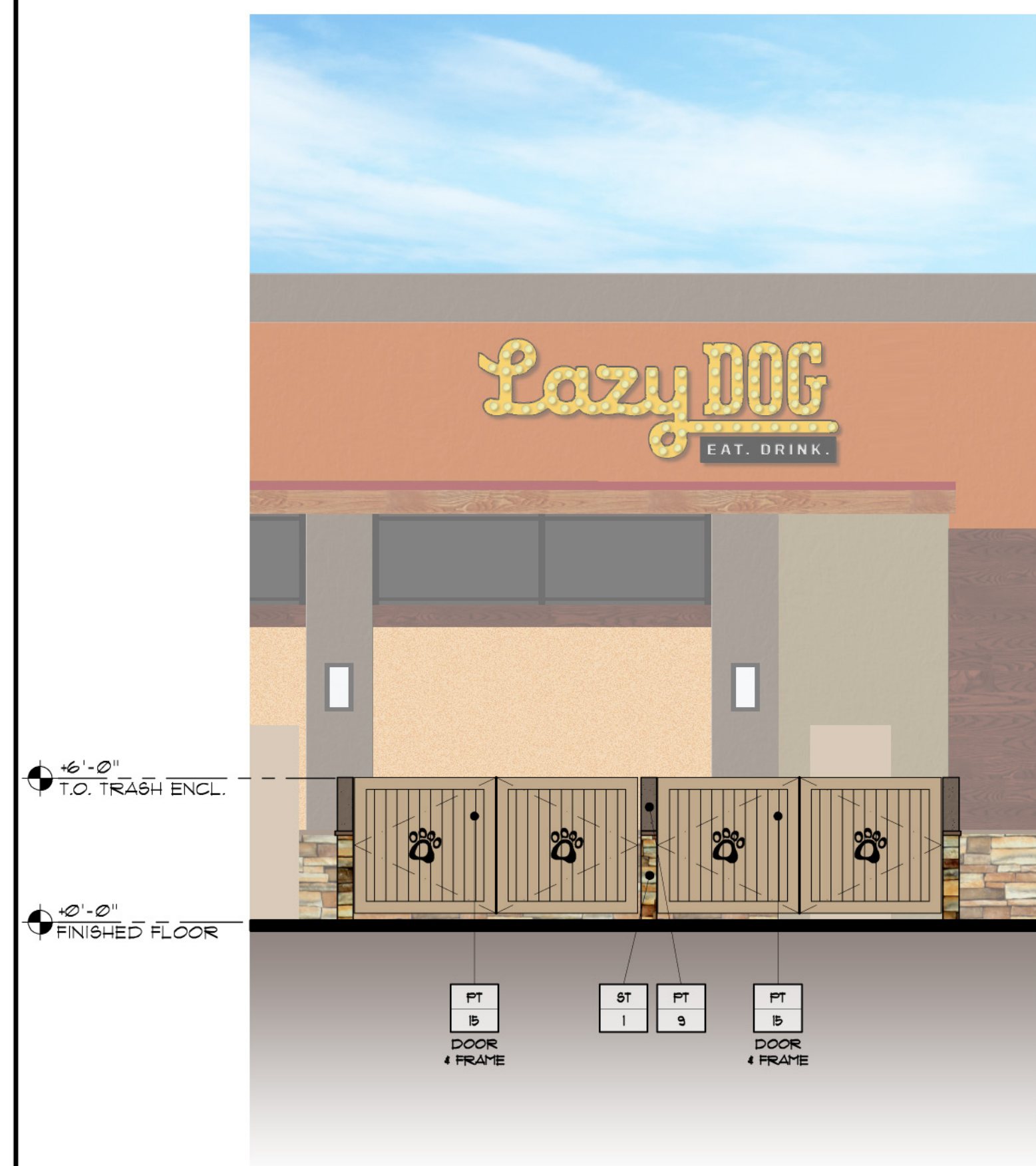
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NORTH PATIO ELEVATION SOUTH PATIO ELEVATION



TRASH ENCLOSURE
WEST (EAST SIM.)



TRASH ENCLOSURE
NORTH



WEST PATIO ELEVATION

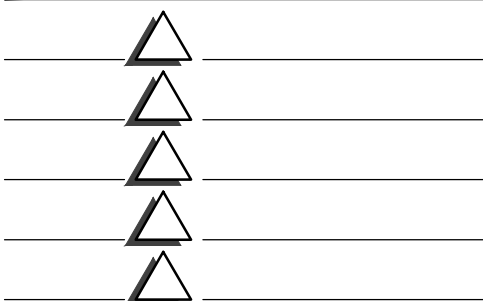


RESTAURANT & BAR

7777 CENTER AVENUE, SUITE 800
HUNTINGTON BEACH, CA 92647
PHONE 714.638.0880
FAX 714.638.0870
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EXTERIOR
ELEVATIONS

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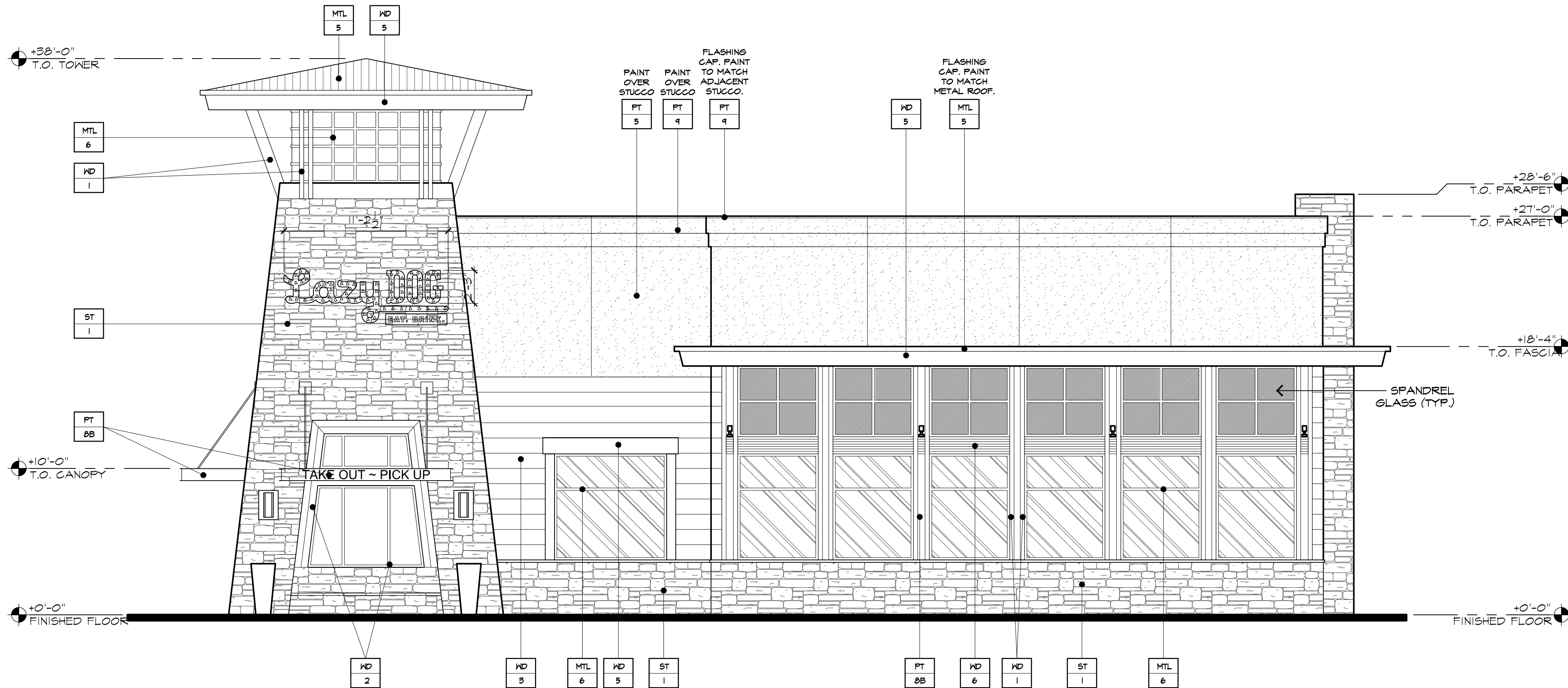
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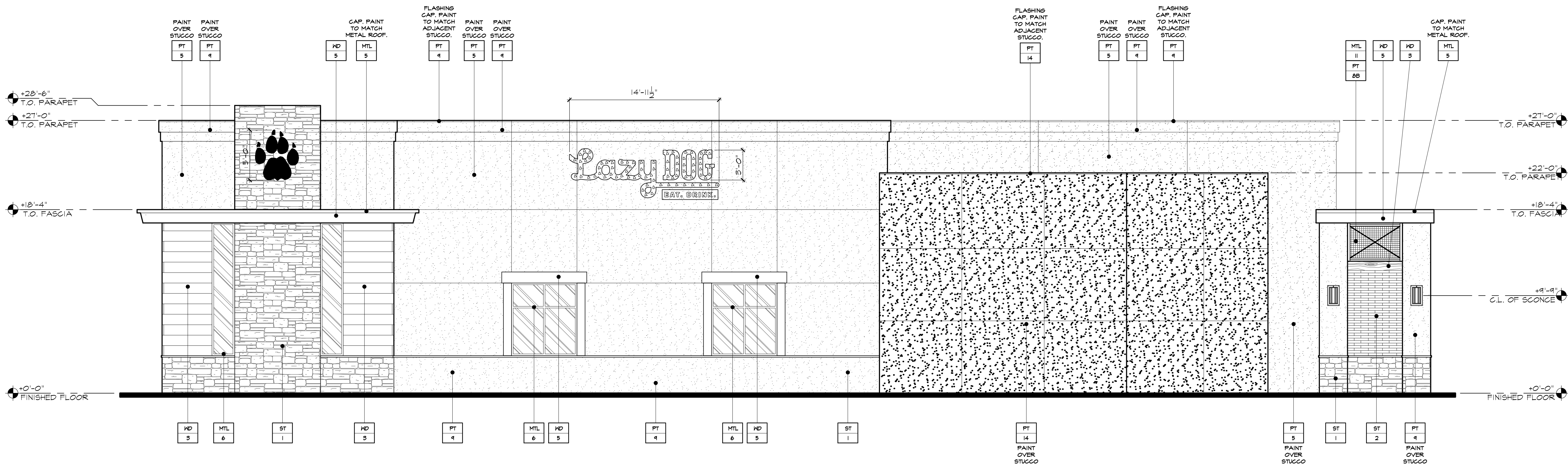
EXTERIOR FINISHES

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| 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
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| MTL
11 | MCMCHOLS (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 5209 CINNABAR |
| PT
8B | DUNN EDWARDS PAINT W/ SATIN FINISH. COLOR: DE 187 BLACK |
| PT
4 | SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SK1026 GRIFFIN |
| PT
14 | SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SK2815 RENWICK OLIVE |
| PT
15 | SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SK16143 BASKET BEIGE |

NOTE:
● COLOR SELECTED FROM
CITY DESIGN GUIDELINES.



SOUTH ELEVATION



EAST ELEVATION

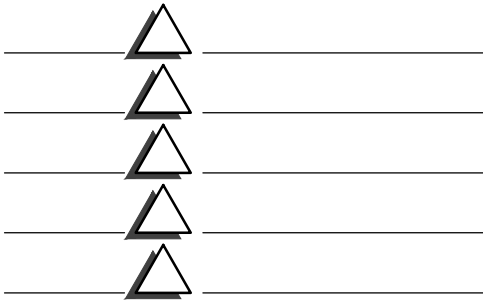


RESTAURANT & BAR

7777 CENTER AVENUE, SUITE 800
HUNTINGTON BEACH, CA 92647
PHONE 714.688.8880
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ROSEVILLE, CA

SHEET TITLE
EXTERIOR
ELEVATIONS

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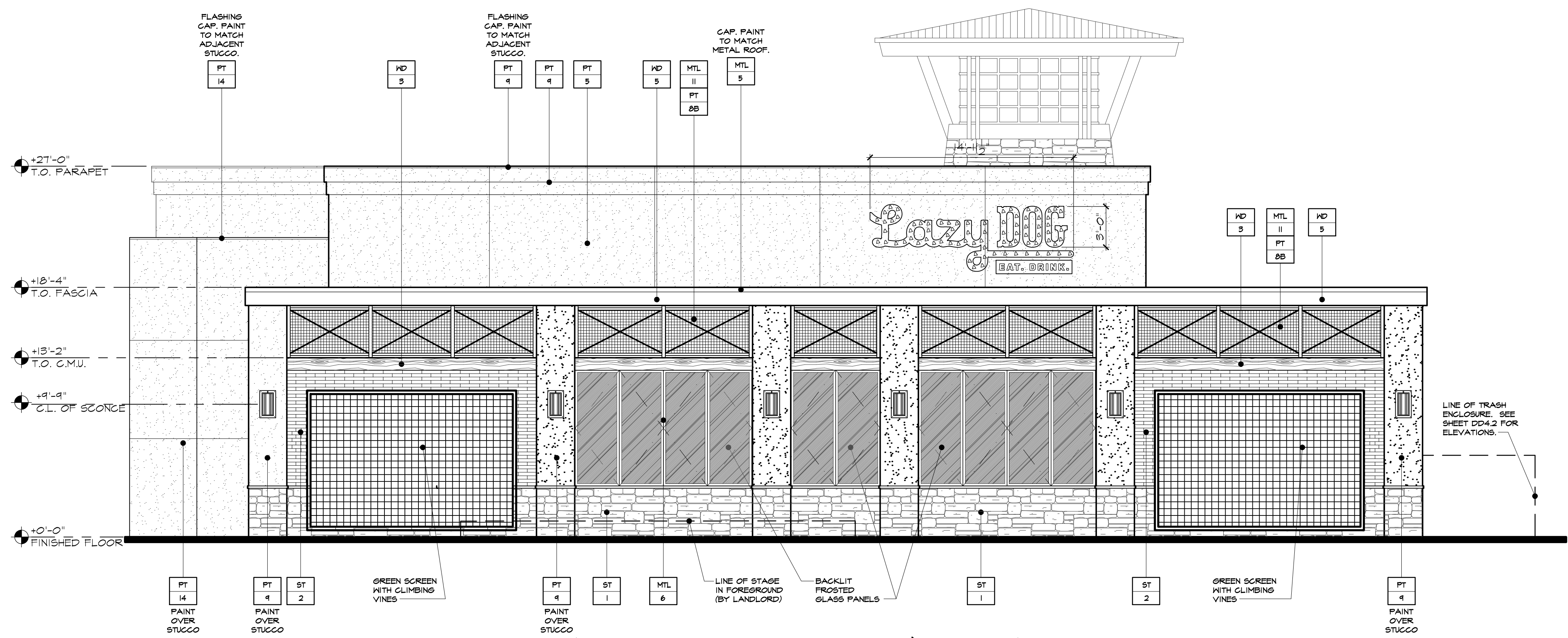
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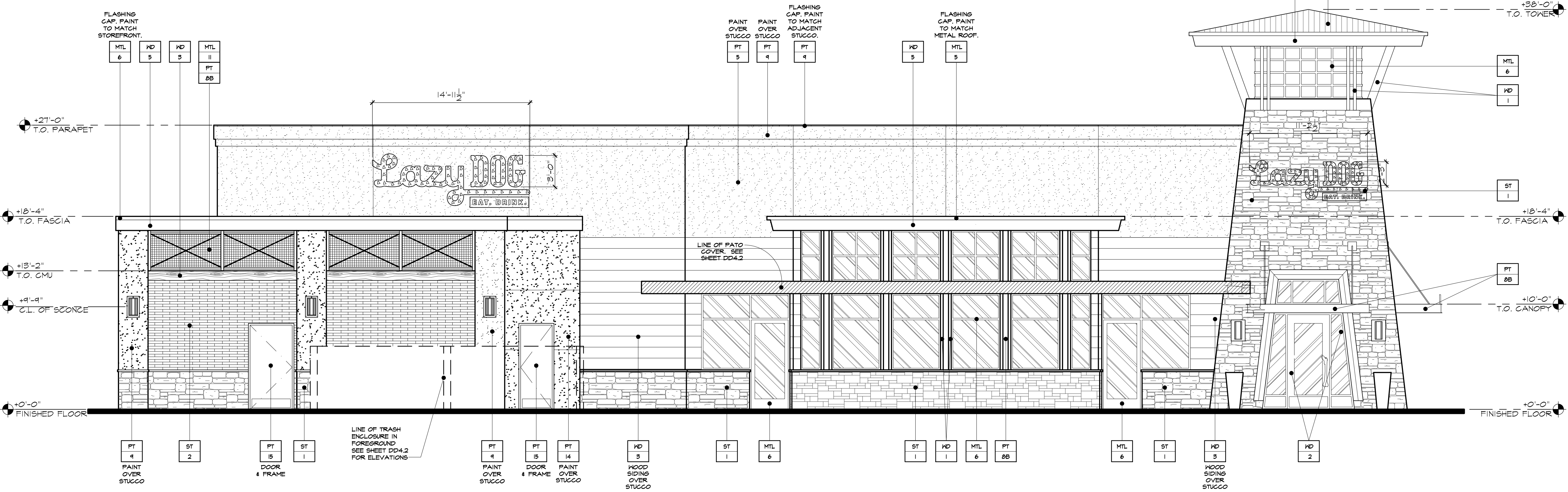
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| ST
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| MTL
11 | MCMICHOLES (OR APPROVED EQUAL) SQUARE OPENING WIRE MESH ITEM NUMBER 3687220041 |
| WD
1 | EXTERIOR WOOD TIMBERS
SPECIES: DOUGLAS FIR, VERTICAL GRAIN
COLOR: OLYMPIC ELITE WOODLAND OIL, SATIN, "MOUNTAIN CEDAR", 2 COATS |
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15 | SHERWIN WILLIAMS PAINT W/ FLAT FINISH. COLOR: SW6143 BASKET BEIGE |

NOTE:
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NORTH ELEVATION



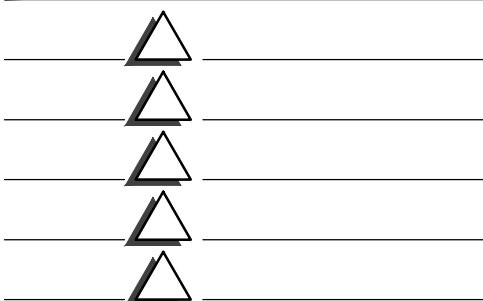
WEST ELEVATION



RESTAURANT & BAR
7777 CENTER AVENUE, SUITE 800
HUNTINGTON BEACH, CA 92647
PHONE 714.888.8888
FAX 714.888.8870
WWW.LAZYDOGRS.COM

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- ☐ BID SET
- ☐ CONSTRUCTION



LAZY DOG
RESTAURANT & BAR
HIGHLAND VILLAGE
ROSEVILLE, CA

SHEET TITLE

PATIO &
TRASH
ENCLOSURE
ELEVATIONS

DRAWN BY

RAF

CHECKED BY

RAF/DM

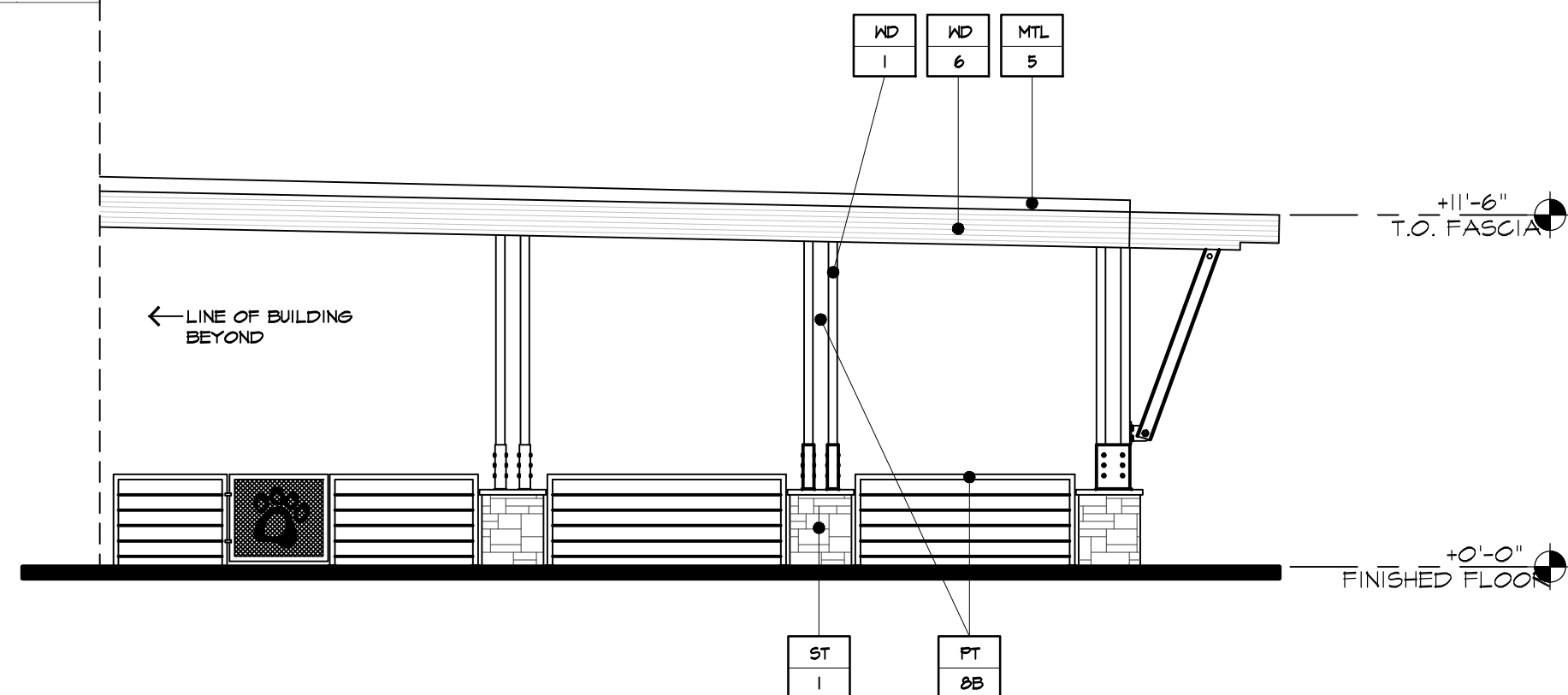
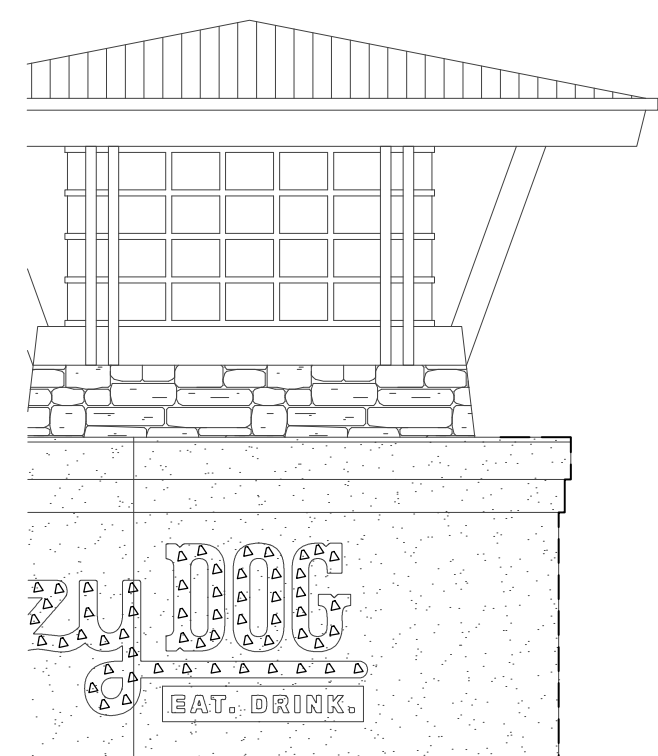
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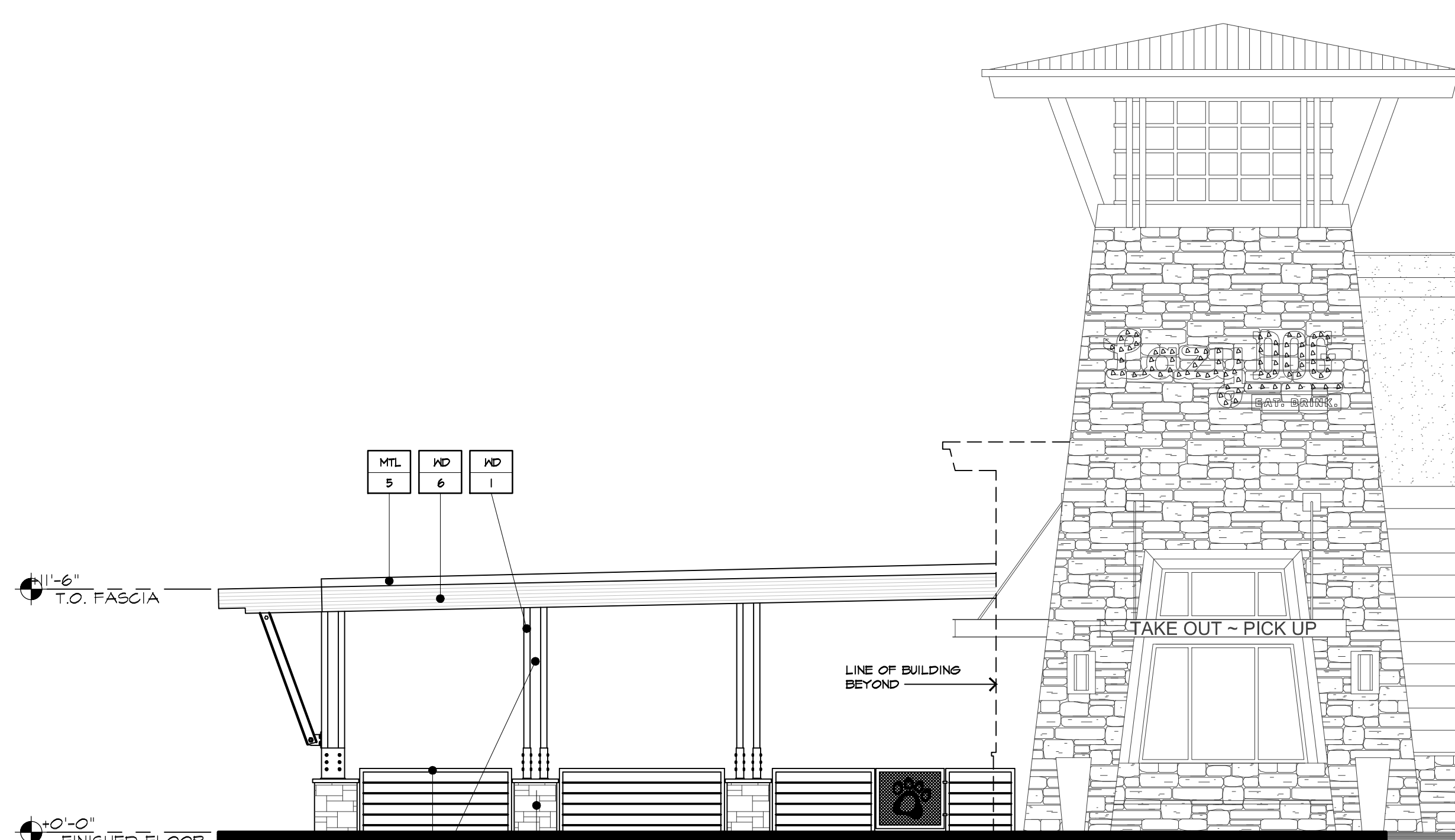
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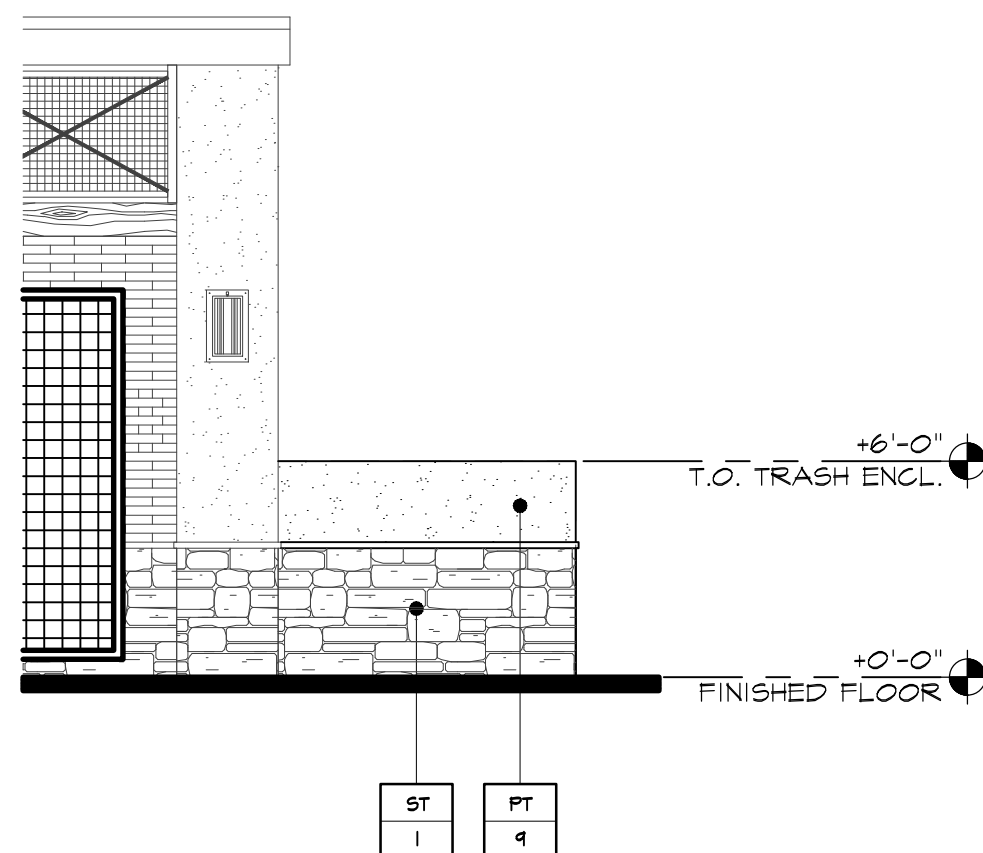
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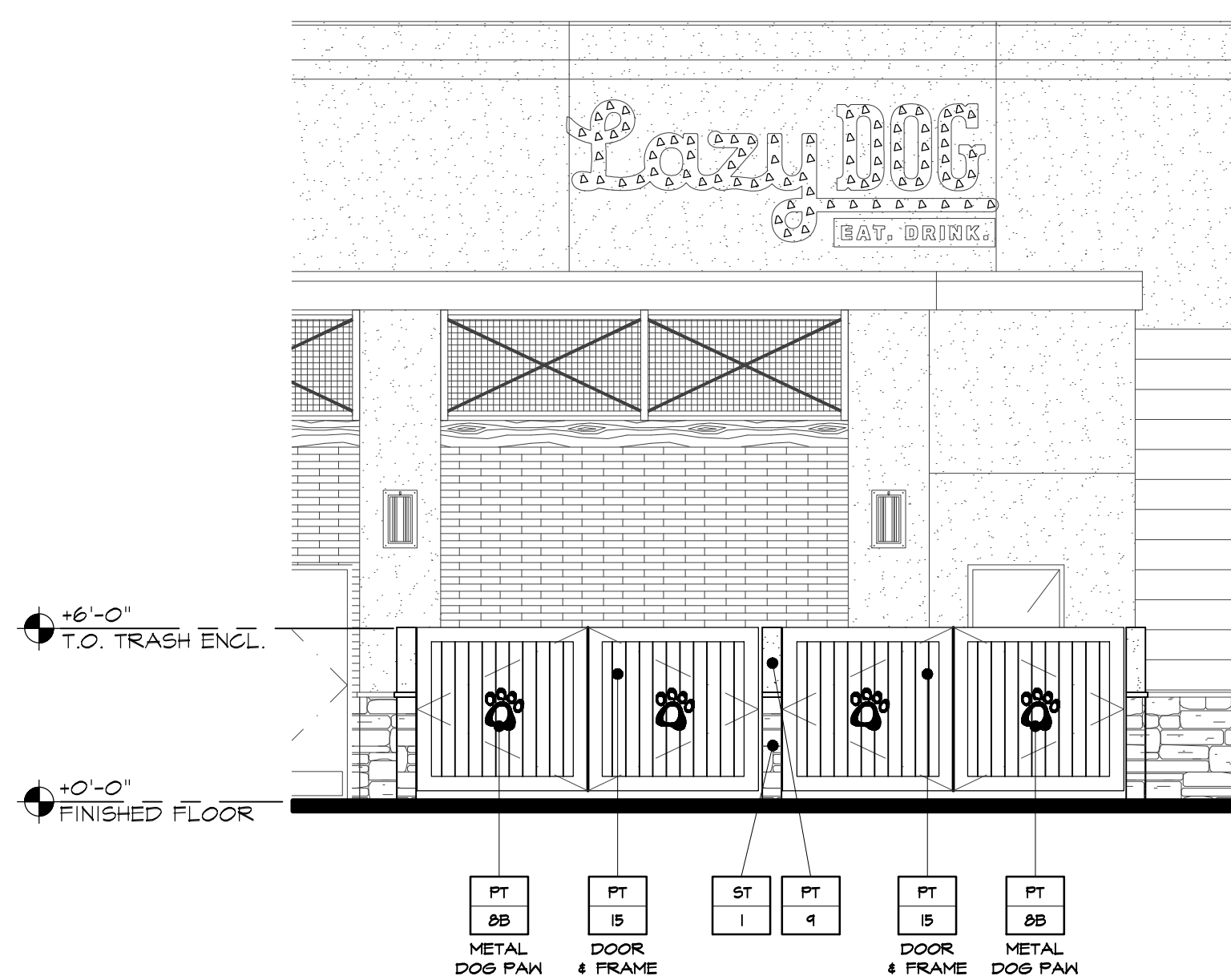
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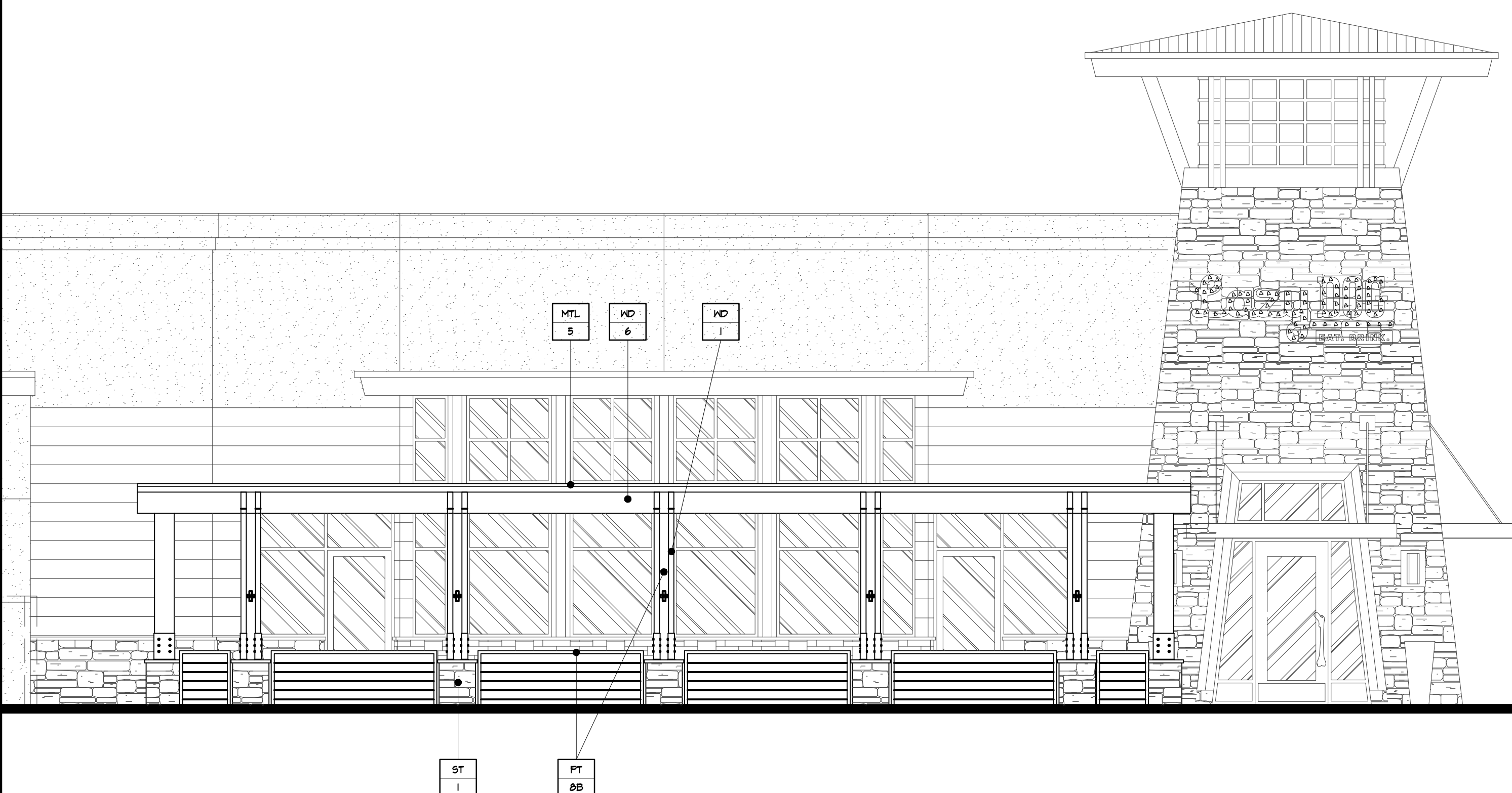
SOUTH PATIO ELEVATION



TRASH ENCLOSURE
WEST (EAST SIM.)



TRASH ENCLOSURE
NORTH



WEST PATIO ELEVATION



RESTAURANT & BAR
7777 CENTER AVENUE, SUITE 500
HUNTINGTON BEACH, CA 92647
PHONE: 714.596.9960
FAX: 714.596.9970
www.lazydogrestaurants.com

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☐	PROGRESS PRINT
☐	PLAN CHECK
☐	BID SET
☐	CONSTRUCTION

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▲



Platanus a. 'Columbia'



Juniperus 'Spartan'



Pinus h. 'Emerald Arrow'



Achillea sp.



Bouteloua curtipendula



Carpinteria c. 'Elizabeth'



Helianthus 'Lemon Queen'



Juncus p. 'Blue Elk'



Pennisetum species



polypody



Salvia c. 'Allen Chickering'



Santolina species

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HIGHLAND VILLAGE
ROSEVILLE, CA

SHEET TITLE
Preliminary
Landscape
Plant Photos

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NS
CHECKED BY
SSA
SCALE
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JOB NO.
SHEET NUMBER



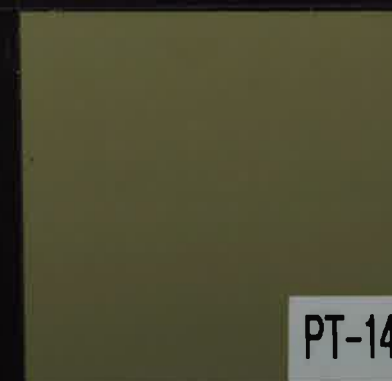
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MTL-6



PT-5



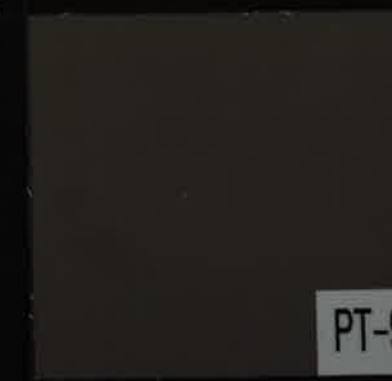
Exhibit L



PT-14



PT-15



PT-9



PT-8B



ST



ST-2 SAMPLE



WD-1 WD-5
WD-4 WD-6



WD-7





PLANNING COMMISSION

Title:

NIPA PCL CO-23 CAMPUS OAKS APARTMENTS PHASE 1 - 4101 HP WAY -
FILE # PL16-0331.

Meeting Date: 2/9/2017

Item #: 5.2.

ATTACHMENTS:**Description**

Staff Report

Exhibit A - HPCO MP Modified Language (page 5-24)

Exhibit B - Site Plan

Exhibit C - Grading Plan

Exhibit D - Utility Plan

Exhibit E - Conceptual Floor Plans

Exhibit F - Perspectives

Exhibit G - Colors & Materials

Exhibit H - Colored Front Elevations

Exhibit I - Elevations

Exhibit J - Clubhouse Floor Plan & Elevations

Exhibit K - Pool Building Floor Plan & Elevations

Exhibit L - Landscape Plans

Exhibit M - HPCO MP Updated Land Use Table - Unit Transfer

ITEM V-B: MAJOR PROJECT PERMIT (MPP) STAGE 1 MODIFICATION, MPP STAGE 2, & ADMINISTRATIVE PERMIT– 4101 HP WAY – NIPA PCL CO-23 CAMPUS OAKS APARTMENTS PHASE 1– FILE# PL16-0331

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to amend the Hewlett Packard Campus Oaks (HPCO) Master Plan and approval of a MPP Stage 2 to approve the architecture and landscaping of a 186-unit High Density Residential (HDR) project with associated clubhouse and pool, parking, and site improvements on Parcel CO-23 (Phase 1 of the Campus Oaks Apartments). An Administrative Permit is also requested to allow the transfer of one (1) residential unit from Parcel CO-4 to Parcel CO-23.

Owner/Applicant: Scott Canel, Campus Oaks Apartments 1 LP

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the MPP Stage 1 Modification;
- B. Approve the MPP Stage 1 Modification subject to one (1) condition of approval;
- C. Adopt the two (2) findings of fact for the MPP Stage 2;
- D. Approve the MPP Stage 2 subject to ninety-four (94) conditions of approval;
- E. Adopt the three (3) findings of fact for the Administrative Permit; and
- F. Approve the Administrative Permit subject to two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The subject property is located on Parcel CO-23 within the Hewlett Packard Campus Oaks Master Plan (HPCO MP) area. The HPCO MP was adopted in 2015 and introduced a mix of residential, commercial, and office uses onto the undeveloped and previously designated light industrial HP campus. The HPCO MP is the guiding document for future development of the master plan area.

The HPCO MP requires adoption of design guidelines for the Campus Oaks (CO) portion of the plan area. The intent of the CO Design Guidelines is to ensure the area is developed with the unique mixed-use character envisioned by the master plan. The CO Design Guidelines were intended to supplement the City's Community Design Guidelines (CDG's). The master plan provided a list of topic areas to be addressed in the design guidelines that included landscaping and streetscape design, residential neighborhood design, bicycle and pedestrian amenities, walls and fencing, and paseo design. Modified development standards for the Small-Lot Residential with Design Standards (RS/DS) and Single-Family Residential with Design Standards (R1/DS) will also be included. The CO Design Guidelines are currently being processed and are tentatively scheduled to be heard by the Planning Commission in March 2017. The CO Apartments project is being evaluated for consistency with the HPCO MP, Zoning Ordinance, and the CDG's.

Parcel CO-23 is located at the southwest corner of the undeveloped HP Way and Crimson Ridge Drive intersection. Figure 1 shows the location of the subject parcel in relation to the future anticipated development pattern for the HPCO MP area. The subject site has a General Plan land use designation of High Density Residential (HDR 20.7) and a zoning designation of Multi-family Residential with Design Standards (R3/DS). Consistent with the land use and zoning designations, the HPCO MP anticipated the subject site to be developed with a 185-unit apartment project. The project will include approximately 42 affordable units consistent with the project's Development Agreement and the HPCO MP. This project is Phase 1 of a two phase development. Phase 2 is located on Parcel CO-22 and will include 210 apartment units, of which 45 will be affordable units. Each phase of the CO Apartments project is being processed separately through the City's Major Project Permit process.

Figure 1 – Project Location & HPCO MP Conceptual Development Plan



MAJOR PROJECT PERMIT PROCESS

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. Provided below is a summary of each Stage:

- **Stage 1:** Stage 1 of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off-site, vehicular and pedestrian circulation, and development phasing. The complete environmental review of the project is also performed at this stage. Stage 1 review and approval is performed by the Planning Commission.
- **Stage 2:** Stage 2 of the MPP application process consists of the review of the detailed architecture and landscaping for the project. Stage 2 review and approval is also performed by the Planning Commission.
- **Stage 3:** Stage 3 is an administrative review (Planning Manager approval) of the improvement and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

The HPCO MP was approved through the MPP Stage 1 process. Development of the individual parcels with the HPCO MP area will be evaluated through the MPP Stage 2 process to ensure conformance with the intent of the MPP Stage 1 approval.

EVALUATION

This application includes a MPP Stage 2 for development of Parcel CO-23 with a 186-unit HDR project. A MPP Stage 1 is requested to allow the current application to be processed ahead of adoption of the CO Design Guidelines. An Administrative Permit is also required to allow one additional residential unit to be transferred to the subject parcel for developed of the 186-unit project. The evaluation section of this report includes an analysis of the requested MPP Stage 1 Modification, MPP Stage 2, and Administrative Permit. 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's), and the HPCO MP.

MPP STAGE 1 MODIFICATION

The MPP Stage 1 Modification has been evaluated to ensure substantial compliance with the intent of the original approval. The proposed change would modify one sentence in the HPCO MP that requires approval of design guidelines prior to or concurrent with approval of the first development project. The CO Design Guidelines have yet to be adopted. Due to scheduling deadlines, the applicant is requesting approval of the CO Apartments Phase 1 project prior to approval of the CO Design Guidelines. The modified language, as provided in Exhibit A, would allow approval of the proposed project prior to approval of the CO Design Guidelines as long as the project complies with the provisions of the General Plan, HPCO MP, Zoning Ordinance, and CDG's. The CO Design Guidelines will need to be approved prior to issuance of the civil improvement plans for the project. By allowing the project to proceed ahead of the CO Design Guidelines the applicant is better positioned to secure financing for the project. By requiring the CO Design Guidelines to be approved prior to issuance of the civil improvement plans, the Planning Division can ensure that the project will conform to the adopted CO Design Guidelines. The potential topic areas within the design guidelines that will need to be reviewed for consistency are the Residential Development and Streetscape Standards.

Residential Development Standards: The DS overlay zoning on the parcel allows for development standards that are unique from the underlying Zoning Ordinance (i.e. R3) development standards. The HPCO MP contemplates the inclusion of unique development standards that will allow flexibility. The purpose of allowing flexibility in the development standards is to inspire a wide range of innovative

residential product types. The conceptual development plan for the HPCO MP shows a mixed-use development with a diversity of housing choices including compact development adjacent to the employment centers. The conceptual plan for this project site shows townhomes fronting onto HP Way and interior apartment buildings. The proposed project is similar to the conceptual plan in that townhomes are provided along HP Way and apartment buildings are interior to the site.

Application of the R3 development standards would require a 20-foot front yard setback, as measured from back-of-curb. The proposed project provides a 10-foot front yard setback. The MPP Stage 2 process allows for deviations to the development standards upon approval of the MPP Stage 2 entelelement. Staff finds that the project is consistent with the conceptual plan for the site and the overall HPCO MP policies. Because the CO Apartments project is being processed through the MPP Stage 2 process, pre-establishing modified development standards is not necessary. Staff does not see any conflict with relying on the direction of the HPCO MP to support deviations to the R3 development standards for the CO Apartments project.

Streetscape: The streetscape section in the CO Design Guidelines is intended to address streetscape design including public roadway standards and landscape guidelines. The purpose of this section is to ensure a consistent and pleasant streetscape with landscaping, tree canopies, separated sidewalks, bulb-outs, and enhanced crossings within the plan area. The HPCO MP policies encourage walkable neighborhoods to support “urban living”. The construction of public roadways that serve the project site is the responsibility of the master developer and are currently under construction. Therefore only the landscaping guidelines within the streetscape section would apply to this project. The applicant has been provided with a copy of the draft CO Design Guidelines and, as described in the MPP Stage 2 evaluation below, has designed the streetscape landscaping to be consistent with the draft guidelines. Condition #17 of the MPP Stage 2 has been added to ensure that the final landscaping plans, identified in the civil improvement plans, are in compliance with the CO Design Guidelines.

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 of this report. Based on the evaluation above, staff finds that the modification to the HPCO MP is in substantial compliance with the intent of the original approval and is consistent with the Major Project Permit provisions of the Zoning Ordinance, and the CDG's. 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 the CO Apartments Phase 1. The project has been evaluated based upon the vision outlined in the HPCO MP, and the applicable Community Design Guidelines (CDG's). The project would include nine townhouse buildings totaling 152,942 square feet, eight 29-unit apartment buildings totaling 156,548 square feet, a 9,225 square foot clubhouse, and a 1,389 square foot pool building, along with on-site parking and landscaping. The details of the building architecture and landscaping are further evaluated below.

Architecture: The project will provide a 186-unit apartment complex with three-story townhomes fronting onto HP Way and three-story multi-unit apartment buildings internal to the site, along with a clubhouse and pool building. As visible in the perspective (Figure 2), the architectural theme for the complex is modern Spanish with tile roofs, stucco facades, brick and stacked stone accents, and iron and tile details.

Figure 2: Perspectives



The HPCO MP provides conceptual elevations for townhome products to illustrate the architectural character envisioned for Campus Oaks. Conceptual elevations were not provided for traditional High Density Residential (HDR) product types. The HPCO MP conceptual elevations for the townhome product call for the building architecture to incorporate a variety of roof forms, building projections, style specific architecture, style appropriate enhanced window treatments, and enhanced front entries. While the proposed product type for the Campus Oaks Apartment project differs from the product type in the HPCO MP, the perspectives shown in Figure 2 show that the proposed townhomes meet the intent of the master plan. The Spanish style theme is further enhanced with clay detail, stucco facades, balconies, curved arches, and brick accents. All windows are trimmed and the front entries are emphasized with either an arched covered columned porch or stone veneered façade. Staff finds the townhome architecture to be consistent with the conceptual elevations within the HPCO MP.

As mentioned, supplemental design guidelines are being created for Campus Oaks. The guidelines however are not intended to include architectural guidance for HDR projects. Instead the guidelines will defer to the CDG's for architectural guidance on HDR projects. Staff therefore, evaluated the proposed project for conformance with the CDG's for multi-family residential developments.

The proposed building architecture complies with the architectural guidelines in the CDG's. Consistent with the CDG's, the wall planes, rooflines and building forms are varied through the use of building projections, balconies and setbacks. The proportional relationship between the building and the street is maintained through the gradual transition between the ground floor wall plane setback and the third floor wall plane setback. Stack stone and brick accents along with porches are used at the ground floor to soften the edge of the building and enhance the building façade. As shown in Exhibit I, the elevations facing the public roadways will have enhanced facades with additional stone and brick material. A variety of colors and materials are proposed to create a visually engaging design. The proposed color palette is neutral with soft beige, greys, browns, mauves, greens, and rustic red. The color palette includes four separate schemes for the townhome and apartment buildings, a separate scheme for the clubhouse and another for the pool building. Each scheme includes a primary and secondary body color, fascia color, trim, and accent color. A corresponding tile, decorative metal, brick, and stone material is also identified for each scheme. Consistent with the CDG's all windows and doors are trimmed and architectural treatment has been applied to all elevations.

Site Design: As mentioned above, the site is designed with townhomes facing HP Way and the main apartment buildings located behind. Access to the site is provided at Crimson Ridge Way and the planned Road A, which runs parallel to Crimson Ridge Way. The clubhouse and pool are located at the front entrance off Crimson Ridge Way. The entrance is highlighted with a pedestrian arbor and monument sign. At-grade parking is provided internal to the site.

The property lines along the street frontages extend to the curb. The HPCO MP requires a 25-foot landscape setback along HP Way that includes a separated six-foot wide public sidewalk with an eight-foot wide planter strip along the street. Along Crimson Ridge Drive, a 20-foot landscape setback is proposed with a five-foot wide separated public sidewalk and a five-foot wide planter strip. Along Road A, a 10-foot wide landscape setback is proposed that includes a separated five-foot wide public sidewalk and a five-foot wide planter strip. The project provides the required landscape setbacks as outlined by the HPCO MP.

For the R3 zoning district the Zoning Ordinance requires a 20-foot building setback, as measured from the back of walk, on all street frontages. The project would provide a 10-foot building setback as measured from the back of walk. The Zoning Ordinance allows for deviations to the development standards through the design review permit (e.g. MPP Stage 2). As described previously, the HPCO MP also supports deviations to the development standards for projects that provide innovative designs, enhance the pedestrian experience, and support the compact urban development concepts. Staff feels the projects concept of mixing townhomes with multi-level multi-unit apartments meets the intent of the setback deviation policies. The use of front porches and balconies, variation in materials, and architectural details

at the pedestrian level further enhance the pedestrian experience. In combination with the required landscaping, staff supports the setback reduction request.

Parking: The project will provide 352 on-site parking spaces in the form of covered garages (192) and at-grade (160) parking. Per the Zoning Ordinance the project is required to provide 1.5 parking spaces for every one-bedroom unit and 2 parking spaces per every two+ bedroom unit, plus 1 guest parking space for every 10 units. Based on the unit mix and number of units the project is required to provide 329 residential spaces and 19 guest spaces. The project provides four additional spaces above the Zoning Ordinance requirement. Bicycle parking will also be provided to meet the Green Building Code standards, as conditioned and verified through the building permit process. The HPCO MP also supports alternative transportation, with extensive interconnected multi-use paths and bus services within walking distance (a bus stop will be provided in Phase 2 of the project on HP Way). As such, staff finds the project provides adequate parking for the use and off-site parking impacts are not anticipated.

Landscaping: The CDG's require landscaping to be used extensively throughout the project to achieve multiple objectives: add texture to walls, screen undesirable views, strengthen the pedestrian scale, buffer pedestrian walkways from the street and buildings, provide shade, assist in neighborhood way finding, soften the transitions between horizontal and vertical planes, provide a visual and noise buffer, and mitigate the appearance of expansive areas of hardscape. Common outdoor gathering areas and recreational amenities are encouraged. A landscape plan was provided for the project that includes street trees, parking lot shading, outdoor recreational amenities including an outdoor pool area, volleyball court, pocket park with tot-lot, and a mix of water-efficient trees, shrubs and groundcover throughout the project. The landscape plan provides a mix of native plantings with a mix of tree species including White Ash, Western Sycamore, Oak trees, Dogwood, Palo Verde, Crape Myrtle, Cherry Plums, Sweet Bay, Ginkgo, and Maples. The trees and plantings will shade the site, public walkways, and soften the buildings mass. The landscaping will meet the City's Water Efficient Landscape Ordinance requirements and will exceed the 50% parking lot shading requirements. A seven foot tall masonry wall will be provided at the property line of the adjacent Medium Density Residential Parcel CO-16, with large scale plantings in the space between the buildings and the property, to provide a buffer between the two uses. As demonstrated in the landscape plans, the project meets the intent of the CDG's.

As mentioned, the HPCO MP requires landscape guidelines be established for the CO area to create a common landscape palette for all street frontages and landscape corridors within the plan area. The City is currently processing the application for the CO Design Guidelines and draft landscape guidelines are included in the application. The proposed landscape palette has been reviewed by the City's Parks Division and granted preliminary approval. The draft landscape guidelines, which identify recommended street trees and plantings within the street frontage landscape corridors and paseos, have been shared with the CO Apartments applicant to incorporate in their plan. The proposed plan shows street trees along all road frontages per the "master plan". As the CO Design Guidelines street tree list has yet to be approved, Condition #17 of the MPP Stage 2 has been added to require the street trees to be planted consistent with the final planting list and verified through the civil improvement plan process.

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 the CO Apartment Phase 1 project are consistent with the HPCO MP 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.

ADMINISTRATIVE PERMIT

The proposed project would develop the site with a 186-unit HDR project, which is one additional unit beyond what was anticipated for the site. The applicant is proposing to transfer the one unit from Parcel CO-4, as shown in Exhibit M. Per the HPCO MP, a unit transfer from one HPCO parcel to another can be processed via an Administrative Permit, provided certain conditions are met. The applicable conditions are listed below followed by a brief discussion.

1. *The transfer and receiving parcels are located within CO and subject to a Development Agreement.*

The proposed unit transfer occurs within CO on parcels encumbered by a Development Agreement (DA). The unit transfer does not require an amendment to the DA.

2. *The unit transfer does not result in change to the land use designation on the parcels.*

As shown in Exhibit M, the land uses on both parcels will remain unchanged.

3. *The transfer of units does not result in increased impacts beyond those identified in the applicable EIR and does not preclude the ability for the parcels to conform to the standards and regulations contained within the HPCO MP or development and design standards.*

As the land use is not changing for the unit transfer parcels, no additional environmental impacts are anticipated. As discussed in the MPP Stage 2 section above, the CO-23 parcel was found to comply with the standards of the HPCO MP and the applicable development and design standards. The HPCO MP included a conceptual development plan (see Figure 1) that showed development of the parcels consistent with the applicable development and design standards. A reduction in one unit to Parcel CO-4 will only change the density on the parcel from 8.5 to 8.4 units/acre, which is within a typical MDR density range. As such it is anticipated that future development on the parcel will comply with the applicable development and design standards. Future development of the parcel will be evaluated through the MPP Stage 2 process to ensure conformance to the guidelines, standards and regulations.

4. *The transfer of units does not adversely impact planned infrastructure, schools, public facilities, fee programs and assessment districts.*

The unit transfer is minor and maintains the land use designations on both parcels. With the creation of the HPCO MP the infrastructure, schools, and public facilities demand was determined based on the land use plan. As such, the unit transfer would not result in impacts in these areas. A fee and assessment program (i.e. CFD, DA) has already been established for the CO area. Condition #2 of the Administrative Permit has been added to the project to ensure these fee programs are updated if needed to reflect the unit transfer.

5. *The cumulative increase/decrease does not change the unit allocation by more than 20%.*

The unit transfer will result in a less than 1% change to the unit allocation on Parcel CO-23 and a 1% change to the unit allocation on Parcel CO-4.

As described the requested unit transfer meets the criteria outlined by the HPCO MP. The unit transfer is therefore determined to be consistent with the intent of HPCO MP, General Plan, and Zoning Ordinance. The resultant unit allocations for the parcels are found to be compatible with the surrounding uses and will not be detrimental to people or property within the area. The three findings for approval of an Administrative Permit are listed in the recommendation section below. Based on the

discussion above, staff finds that the required findings can be made and recommends approval of the unit transfer.

ENVIRONMENTAL DETERMINATION

Project level CEQA compliance for the CO Apartments project was accomplished with the 2nd Addendum to the Hewlett Packard Master Plan EIR (adopted 8/17/16). 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 for the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – 4101 HP WAY – NIPA PCL CO-23 CAMPUS OAKS APARTMENTS PHASE 1– FILE# PL16-0331**;
 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. Approve the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – 4101 HP WAY – NIPA PCL CO-23 CAMPUS OAKS APARTMENTS PHASE 1– FILE# PL16-0331** with one (1) Condition of Approval;
- C. Adopt the two (2) findings of fact as stated below for the **MAJOR PROJECT PERMIT STAGE 2 – 4101 HP WAY – NIPA PCL CO-23 CAMPUS OAKS APARTMENTS PHASE 1– FILE# PL16-0331**;
 1. *The Architecture and Landscaping is consistent with the General Plan, HPCO MP, 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.*
- D. Approve the **MAJOR PROJECT PERMIT STAGE 2 – 4101 HP WAY – NIPA PCL CO-23 CAMPUS OAKS APARTMENTS PHASE 1– FILE# PL16-0331** with ninety-four (94) Conditions of Approval;
- E. Adopt the three (3) findings of fact as stated below for the **ADMINISTRATIVE PERMIT - 4101 HP WAY – NIPA PCL CO-23 CAMPUS OAKS APARTMENTS PHASE 1– FILE# PL16-0331**; and
 1. *The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan;*
 2. *The proposed use or development conforms with all applicable standards and requirements of this title; and*
 3. *The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of*

persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

- F. Approve the **ADMINISTRATIVE PERMIT - 4101 HP WAY – NIPA PCL CO-23 CAMPUS OAKS APARTMENTS PHASE 1– FILE# PL16-0331** with two (2) Conditions of Approval.

CONDITIONS OF APPROVAL FOR MPP STAGE 1 MODIFICATION (FILE # PL16-0331)

1. The revision to Page 5-24 of the HPCO Master Plan is approved as shown in Exhibit A. (Planning)

CONDITIONS OF APPROVAL FOR MPP STAGE 2 (FILE # PL16-0331)

1. This MPP Stage 2 for Phase 1 of the CO Apartments project approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **February 9, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **February 9, 2019**.
2. The project is approved as shown in Exhibits B - L and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the HP Campus Oaks Addendum. (Planning)
4. The Development Agreement requires 87 units to be affordable to very low income households, consistent with the proposed project. (Housing)
5. The project shall be addressed as 4101 HP Way. The applicant shall submit for approval a site-wide addressing plan at the time of the initial building plan check submittal. Submit to: Development Services Department, Business Services – GIS/Addressing Division. See Roseville.ca.us/Addressing for a link to the City of Roseville Addressing Guidelines (Section VII.B. Multi-Family Residential Development, page 7). (Business Services)
6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)
7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
8. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering Division. (Engineering)
9. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
10. Neighborhood park fees apply to this project, with the exception of very low income units. (Parks)

11. Streetscape (including landscaping) installation and maintenance shall be the responsibility of the property owners for CO-22 and CO-23. (Parks)
12. Recreation amenities within the property shall be installed and maintained by the property owner. (Parks)
13. The Utility Plan shall show water manifolds installed off of a proposed water line instead of cutting new street and main. Manifolds shall not be installed in a drainage swale. (Environmental Utilities)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

14. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall have a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Chapter 11B. (Building)
15. 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)
16. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
17. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, 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 the Campus Oaks Design Guidelines and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
 - e. Street trees and landscaping within the planter strips adjacent to the public roadways shall conform with the master plant list identified in the CO Design Guidelines. (Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
18. 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)
19. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
20. For Multiple Building Complexes: As part of the required 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)
21. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
22. For restaurants or other food services and public 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)
23. 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.

24. An Affordable Rental Housing Agreement shall be executed and recorded against each parcel prior to the issuance of building permits in each phase (Phase I- Parcel CO-23 and Phase II- Parcel CO-22). (Housing)
25. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. This includes, but is not limited to, acquiring right of entries from the property owners of Parcels CO-4 and CO-16 for any proposed over grading onto those properties. (Engineering)
26. 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)
27. A note shall be added to the grading plans that states:
 - a. *“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)
28. A covered seating area shall be located at the handicapped parking area closest to the entrance of the clubhouse(s) visible from the drive aisle for our Dial-a-Ride passenger drop off and pick up. (Alternative Transportation, Planning, Engineering)
29. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. This shall include, but not be limited to, dedicating the right of way for Road “A”, HP Park and Campus Parkway. (Engineering)
30. The following improvements shall be constructed with Phase 1 of the project:
 - a. Road “A” shall be constructed as a standard primary residential roadway from HP Park to the western property boundary. A five foot wide detached pedestrian path shall be constructed on the north side of Road “A”.
 - b. Proposed drainage swales shall be protected by a geotextile fabric to prevent erosion prior to discharge into the receiving waters.
 - c. HP Park shall be constructed as a standard primary residential roadway from HP Way to Road “A”. A five foot wide detached pedestrian path shall be constructed on the west side of HP Park.
 - d. The proposed driveways on Crimson Ridge Way and Road “A” shall be standard 35 ft. wide A-7 driveways.
 - e. A 6 ft. wide pedestrian path shall be constructed along the HP Way frontage.
 - f. A 5 ft. wide detached pedestrian path shall be constructed along the Crimson Ridge Way frontage.
 - g. A raised median shall be constructed within Crimson Ridge Way, from Campus Parkway to HP Way, to limit the proposed driveway on Crimson Ridge Way to right ingress/right egress only.(Engineering)
31. The following improvements shall be constructed with Phase 2 of the project:

- a. Campus Parkway shall be constructed as a standard primary residential roadway from Crimson Ridge Way to Road “B”. A five foot wide detached pedestrian path shall be constructed on the east side of Campus Parkway.
 - b. A 5 ft. wide detached pedestrian path shall be constructed along the Crimson Ridge Way frontage.
 - c. A 6 ft. wide pedestrian path shall be constructed along the HP Way frontage.
 - d. An 8 ft. wide pedestrian path shall be constructed along the Pained Desert Drive frontage from the proposed driveway east to HP Way. A 6 ft. wide pedestrian path shall be constructed from the proposed driveway west to the westerly property line. (Engineering)
32. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's and enter into a maintenance agreement with the City for the proposed BMP's. (Engineering)
33. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. (Engineering)
34. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
35. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the approval of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
36. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
37. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
38. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
39. 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)

40. 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)"
41. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
42. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
43. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
44. As per the DA section 3.5.2.C, the test well on parcel CO-76 shall commence prior to the issuance of the first building permit.
45. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
46. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
47. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
48. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)

49. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
50. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
51. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time building permit plans are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
52. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
53. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with the California Fire Code as amended by the Fire Department by way ordinance. Standpipes shall be spaced every 300 feet of travel distance with the location(s) to be approved by this department. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
54. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. However, if this project requires the installation of a fire pump, this room will likely be much larger than the minimum stated by ordinance. (Fire)
55. Identify the lateral stub-outs for each buildings as the location to the above required fire control room (Fire)
56. Fire department shall have access to all bedroom windows located three-stories and below in accordance with the adopted building code. This provision shall also apply to all interior bedroom windows where there are no direct access to the required designated fire lanes. Design provision shall be considered when installing trusses, trees, and other outdoor equipment. (Fire)
57. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2013 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
58. All exterior structures shall be within 150 feet from an approved fire department access road in accordance with the California Fire Code. (Fire)
59. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the

horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)

60. Fire breaks within combustible conceal spaces shall meet the maximum allowable void space permissible within our standard of 160 cubic feet provided there are no source of ignition. (Fire)
61. There shall be a clear language regarding maintenance and common easements agreement for service in the CCRs. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)
62. 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
63. 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)
64. 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)
65. 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:

66. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor 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 preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
67. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water, sewer, and reclaimed water easements.

- b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
68. 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. (Engineering, Environmental Utilities, Electric)
69. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
70. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
71. 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)
72. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
73. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
74. **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)
75. 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)

76. 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)
77. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
78. 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)
79. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
80. 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)
81. 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.
82. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
83. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

84. Signs shown on the elevations are not approved as part of the MPP Stage 2 permit. A Sign Permit is required for all project signs. (Planning)
85. 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)
86. 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)

87. 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)
88. 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)
89. 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)
90. 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)
91. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
92. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
93. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
94. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and

- c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT (FILE # PL16-0331)

1. The Administrative Permit for the one-unit transfer from Parcel CO-4 to Parcel CO-23 is approved as shown in Exhibit M. (Planning)
2. The developer shall communicate the unit transfer to the City's Finance Department and the City's special tax consultant to ensure that the max tax is not reduced but, distributed per each District's approved Rate and Method of Apportionment and, if necessary, adjustments are made to the applicable CFD's. (Finance)

EXHIBITS

- A. HPCO MP Modified Language (Page 5-24)
- B. Site Plan
- C. Grading Plan
- D. Utility Plan
- E. Conceptual Floor Plans (12 pages)
- F. Perspectives (2 pages)
- G. Colors & Materials
- H. Colored Front Elevations (5 pages)
- I. Elevations (7 pages)
- J. Clubhouse Floor Plan & Elevations
- K. Pool Building Floor Plan & Elevations (3 pages)
- L. Landscape Plans (7 pages)
- M. HPCO MP Updated Land Use Table-Unit Transfer (2 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.

HP Campus Oaks Master Plan

Section 5.4 Design Guidelines, Second Paragraph:

*The Campus Oaks Design Guidelines will be prepared separately as a companion document to this Master Plan. The Guidelines are required to be approved by the City prior to or concurrent with the processing of the first project level planning entitlements for Campus Oaks (e.g. small lot map, Design Review for Residential Subdivision, Design Review Permit), **with the exception of the apartment complex on Parcel CO-23. The apartment complex on Parcel CO-23 may be approved prior to adoption of the Campus Oaks Design Guidelines provided the project complies with the provisions of the General Plan, HPCO Master Plan, Zoning Ordinance, and the City's Community Design Guidelines.***

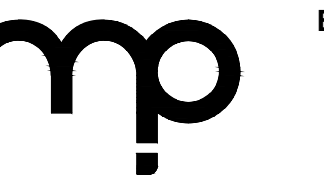
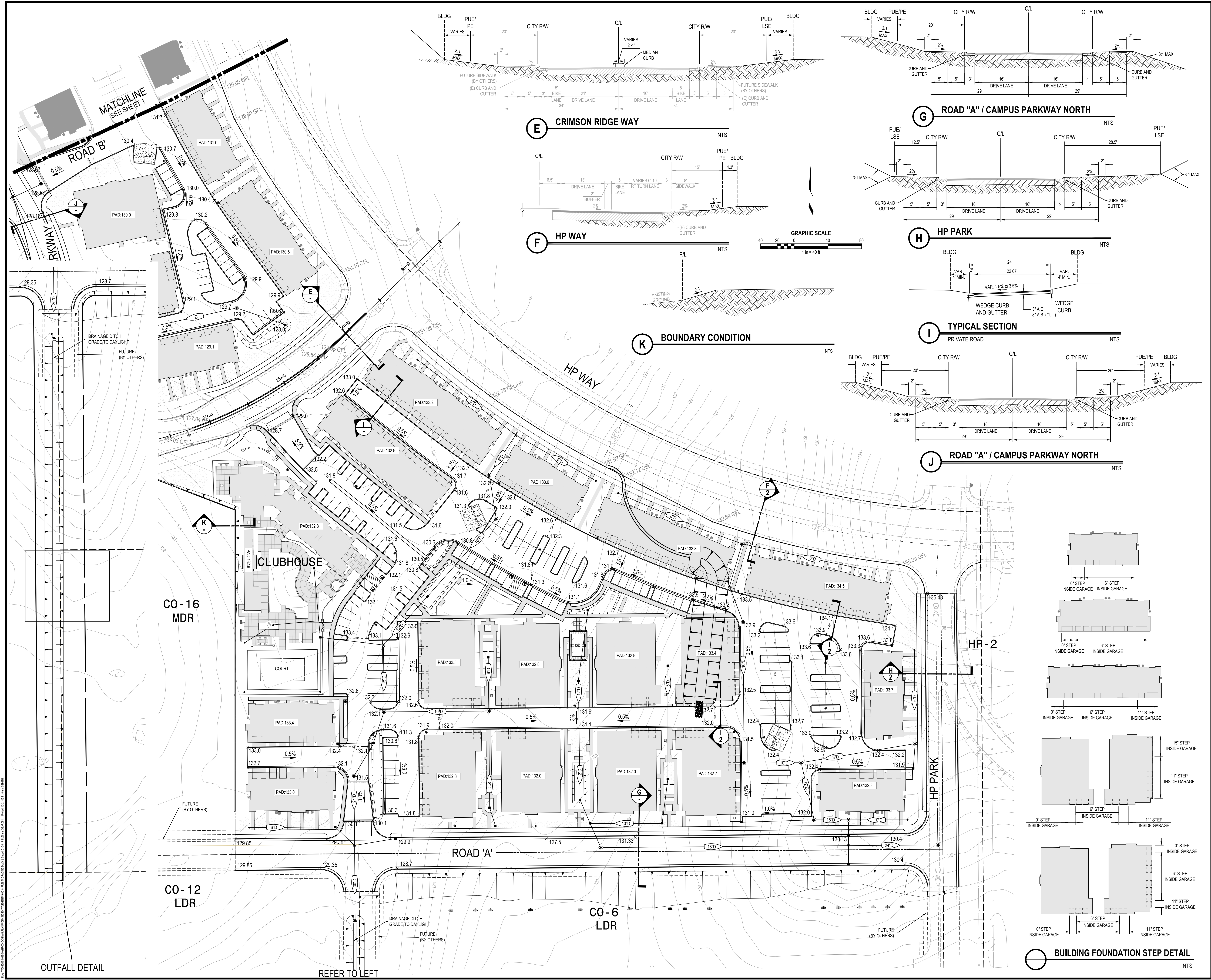


Exhibit C

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
7250 Point Circle, Suite 1201, Folsom, CA 95630
phone: 916.984.7621 E fax: 916.984.9617 E survey fax: 916.563.6770
survey email: staking@mpengr.com E web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS
BENCH MARK

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

ENTITLEMENT PLANS FOR
CAMPUS OAKS
PCL CO-22 & CO-23
4101 & 4301 HP WAY

ROSEVILLE, CA

DRAWING

PRELIMINARY
GRADING PLAN

DATE
JANUARY 6, 2017

SCALE
H: 1"=40'

JOB NUMBER
16-0018-00

SHEET

G-02

OF

5

4101 & 4301 H WAY (PL 16-0331)

[illegible]

COMPUTED BY

DESIGNED BY _____

DRAWN BY _____

PROJECT ENGINEER

PROJECT

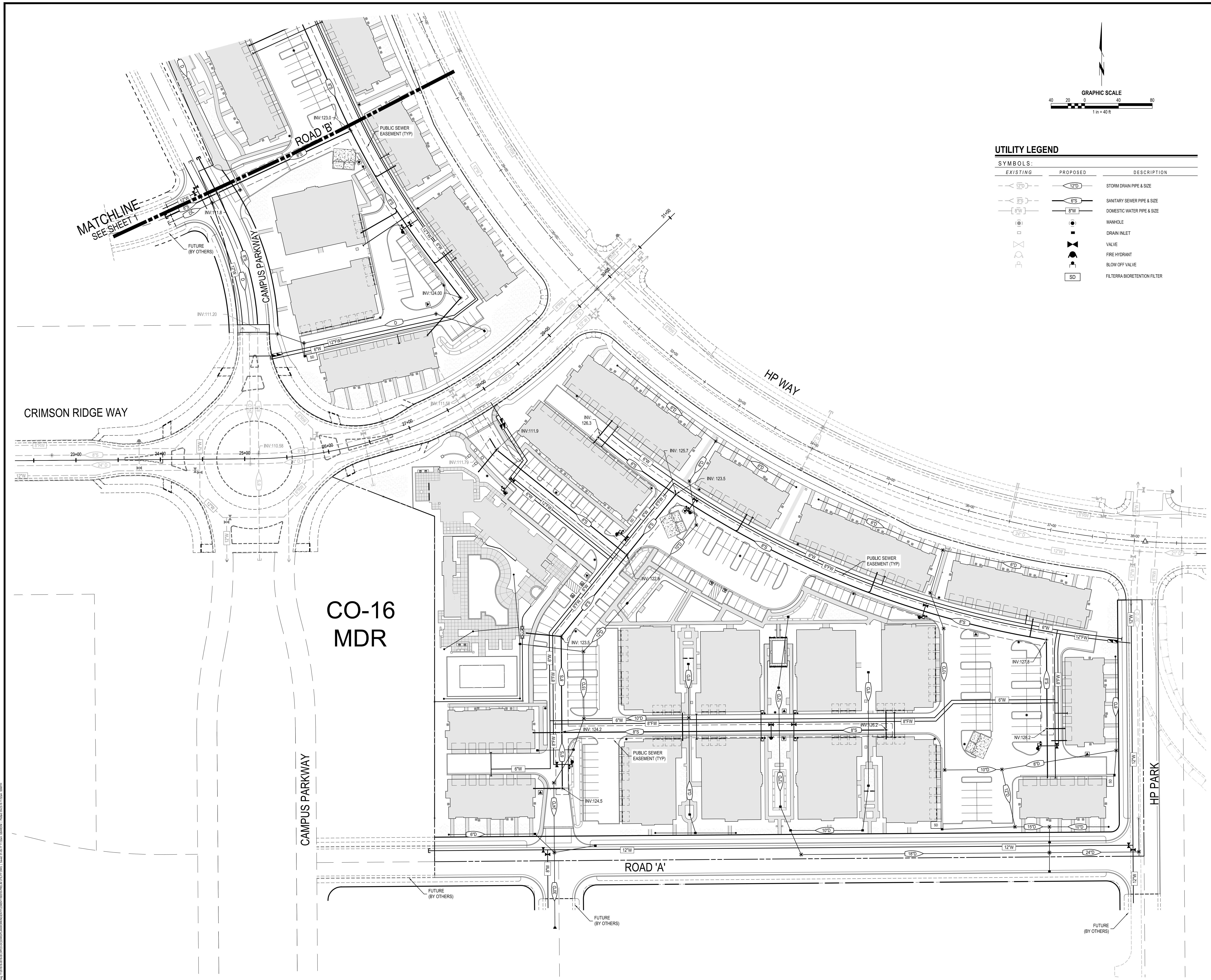
ENTITLEMENT PLANS FOR
CAMPUS OAKS
PCL CO-22 & CO-23
4101 & 4301 HP WAY

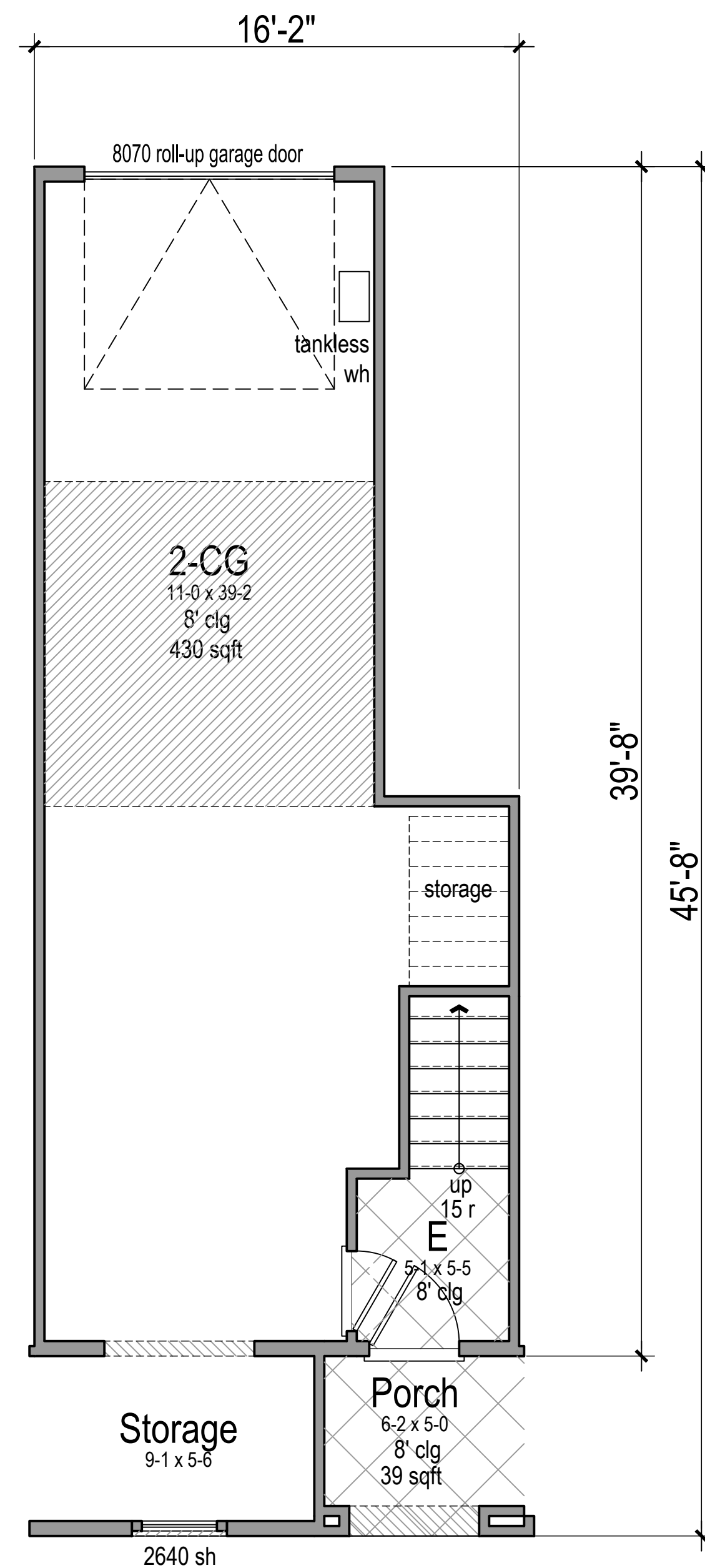
ROSEVILLE, CA

DRAWING

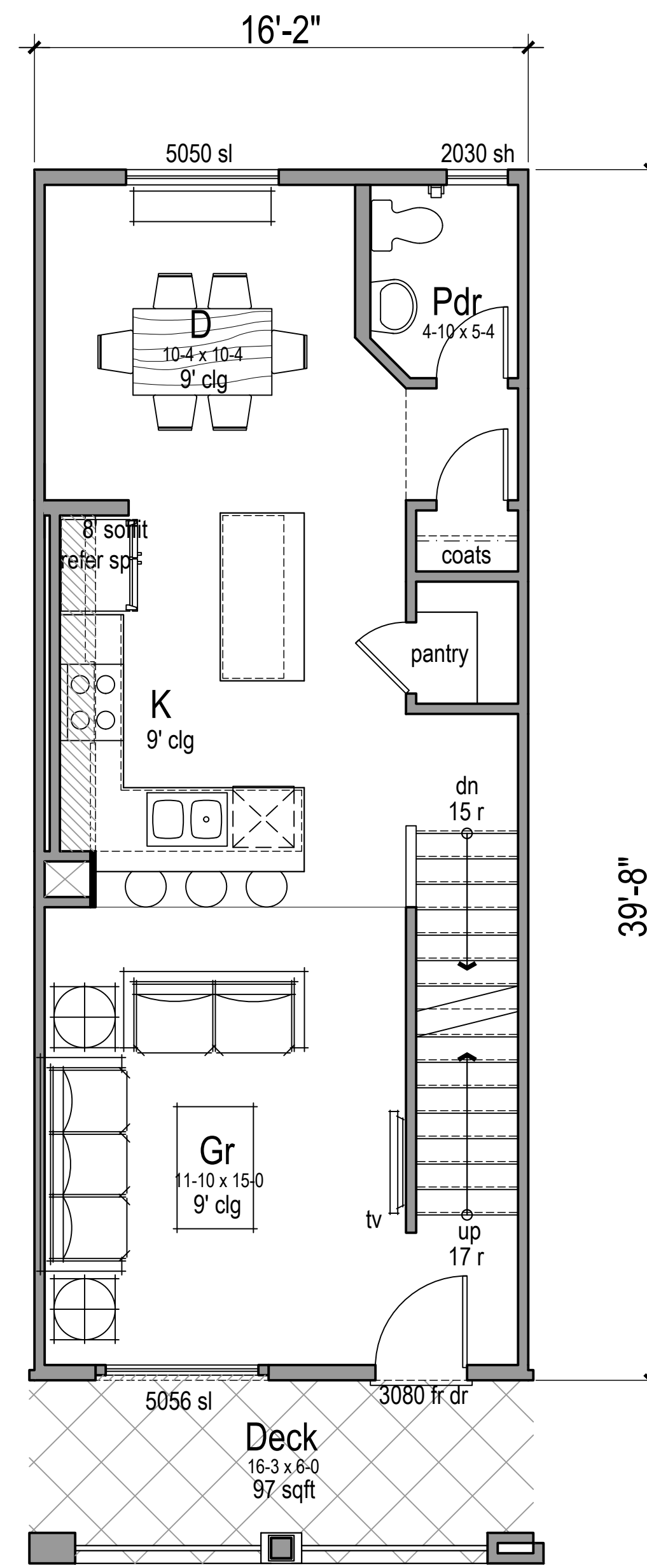
PRELIMINARY UTILITY PLAN AREA 1

DATE	JANUARY 6, 2017	SHEET	U-01
SCALE	H: 1"=40'		
JOB NUMBER	16-0018-00	OF	5

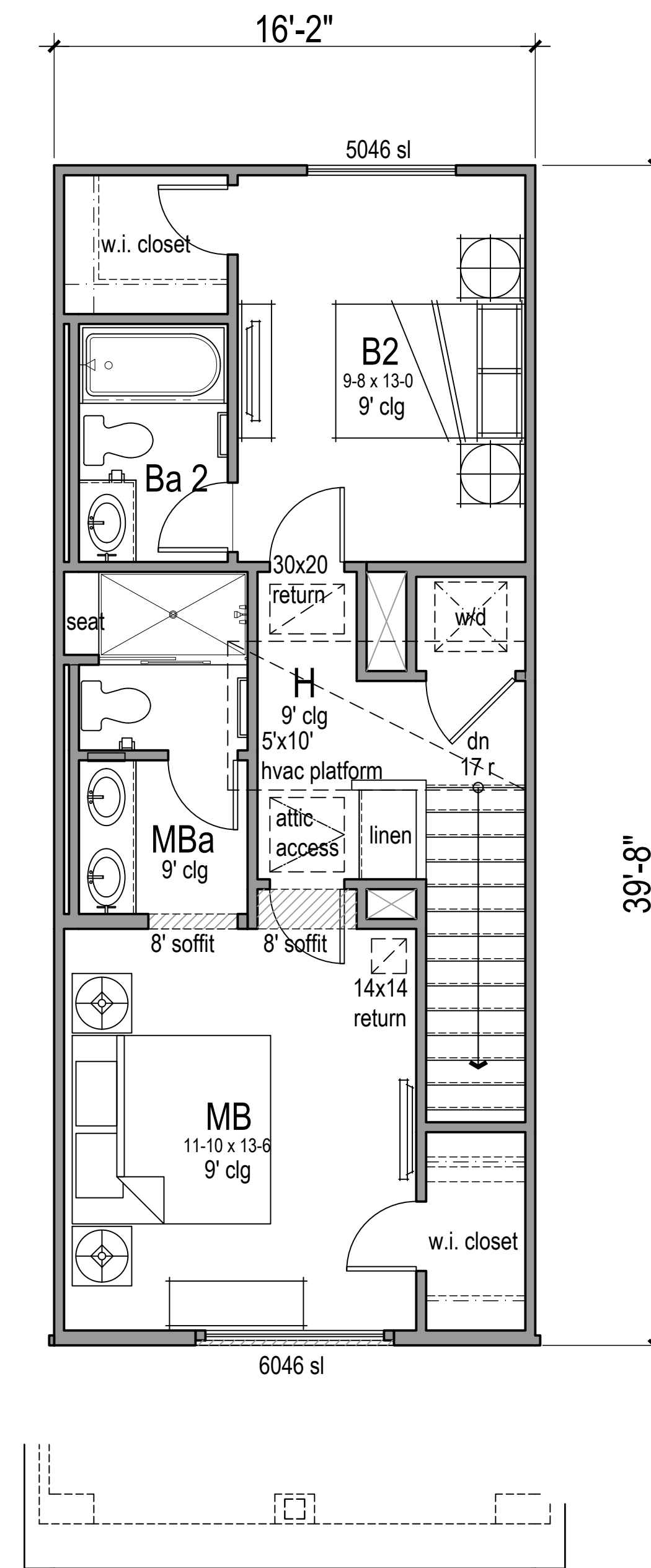




First Floor Plan 1
Total Gross First Floor: 35 sqft
Total Net First Floor: 27 sqft
Total Gross sqft: 1,317 sqft
Total Net sqft: 1,225 sqft



Second Floor Plan 1
Total Gross Second Floor: 641 sqft
Total Net Second Floor: 599 sqft



Third Floor Plan 1
Total Gross Third Floor: 641 sqft
Total Net Third Floor: 599 sqft

AREA TABULATION

Total Livable Area	1,318 sf
Total Net Livable Area	1,226 sf
Total Outdoor Area	136 sf
Total Garage Area	430 sf
Total Gross Area (livable + garage)	1,748 sf



Architecture + Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

The Canel Companies
1949 St. John's Ave., Ste. 200
Highland Park, Illinois 60035

CAMPUS OAKS APARTMENTS
ROSEVILLE, CA # 2016-0709

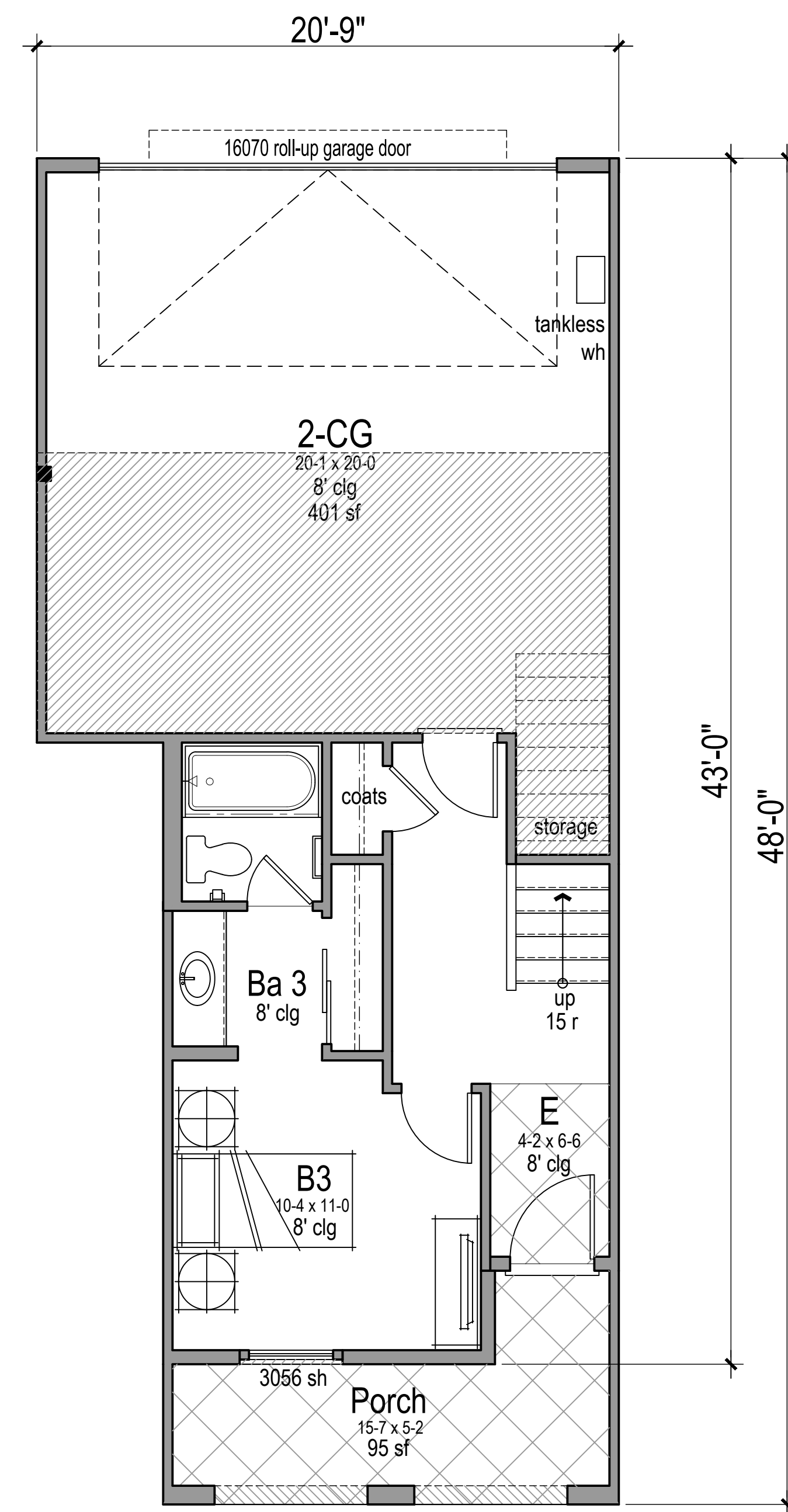
DESIGN DEVELOPMENT

OCTOBER 17, 2016
REV. 1 - SEPTEMBER 26, 2016 - MPP SUBMITTAL
REV. 2 - NOVEMBER 4, 2016 - MPP RE-SUBMITTAL #1
REV. 3 - JANUARY 11, 2017 - MPP RE-SUBMITTAL #2



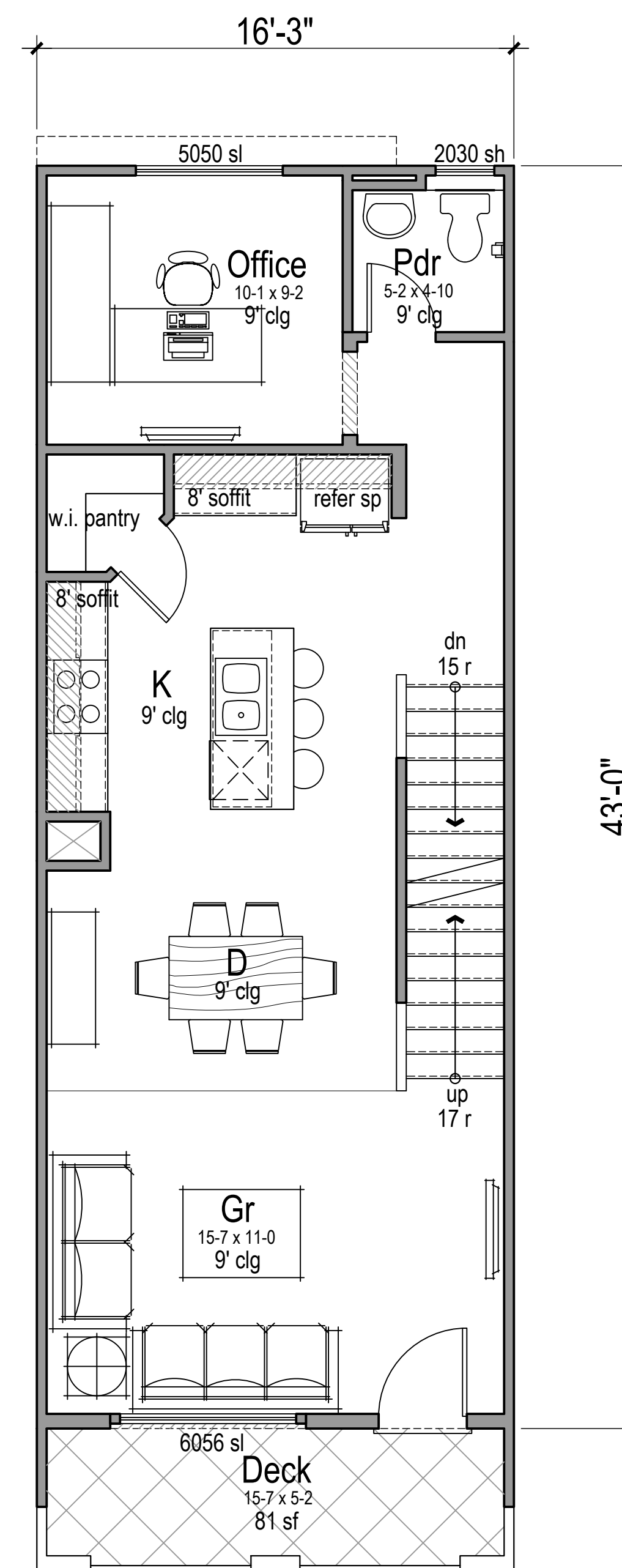
CONCEPTUAL UNIT FLOOR PLAN I

AI.0



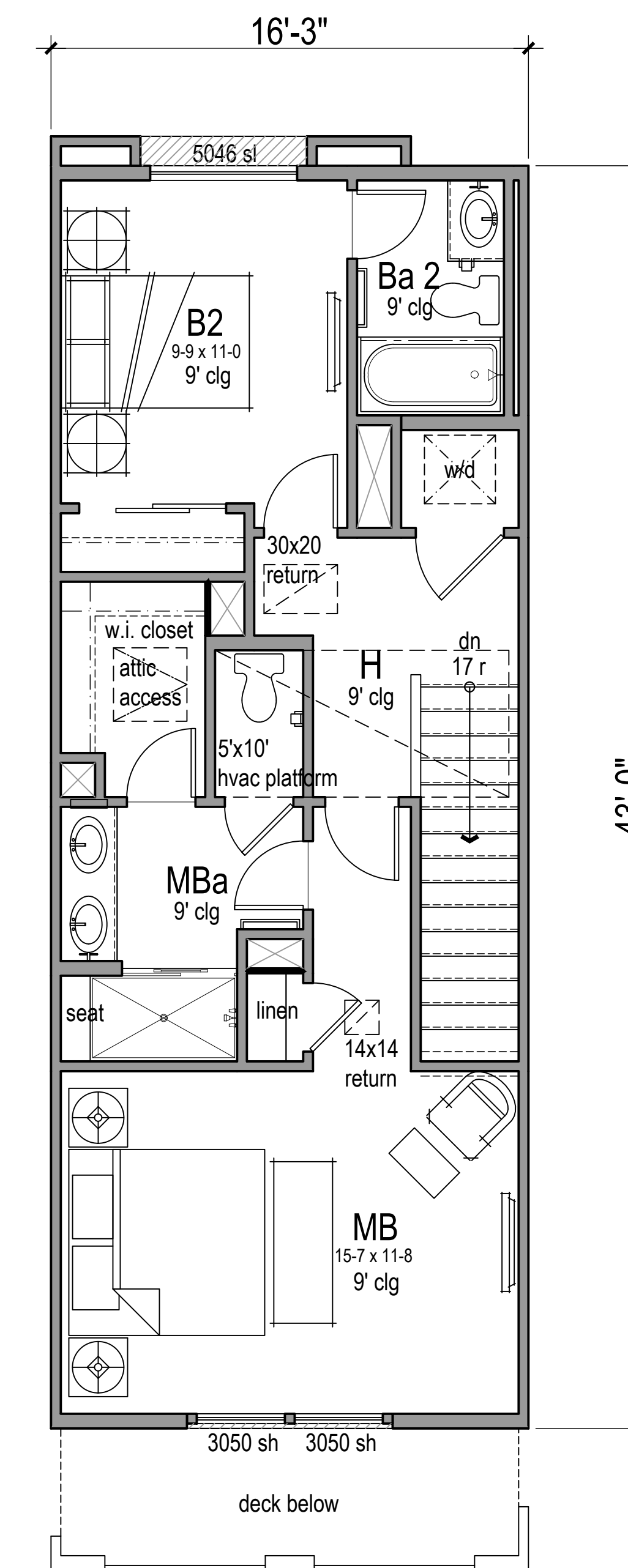
First Floor Plan 2

Total Gross First Floor: 318 sqft
Total Net First Floor: 291 sqft
Total Gross sqft: 1,714 sqft
Total Net sqft: 1,599 sqft



Second Floor Plan 2

Total Gross Second Floor: 698 sqft
Total Net Second Floor: 654 sqft



Third Floor Plan 2

Total Gross Third Floor: 698 sqft
Total Net Third Floor: 654 sqft

AREA TABULATION

Total Livable Area	1,716 sf
Total Net Livable Area	1,600 sf
Total Outdoor Area	177 sf
Total Garage Area	402 sf
Total Gross Area (livable + garage)	2,118 sf



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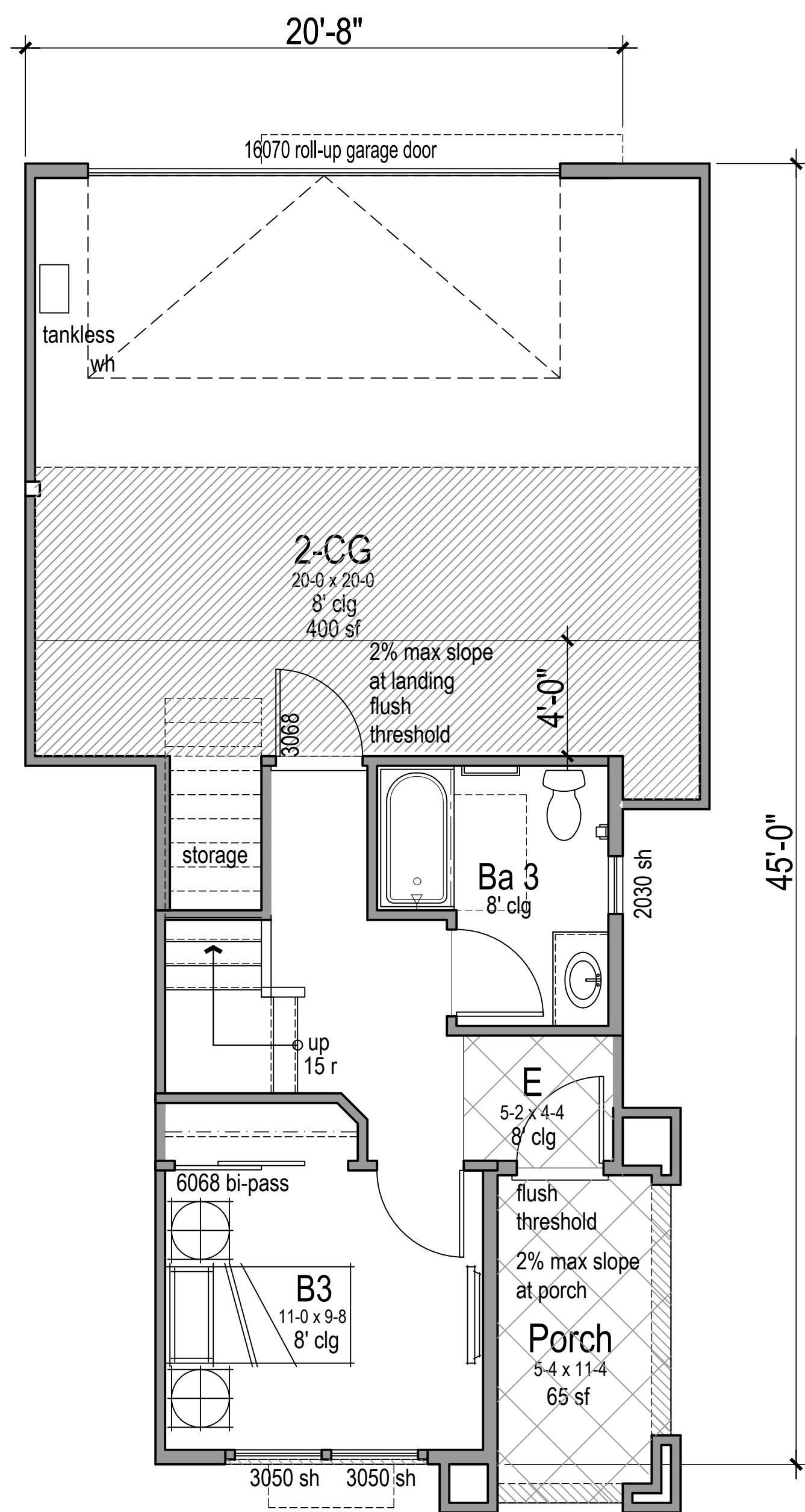
DESIGN DEVELOPMENT

OCTOBER 17, 2016
REV. 1 - SEPTEMBER 26, 2016 - MPP SUBMITTAL
REV. 2 - NOVEMBER 4, 2016 - MPP RE-SUBMITTAL #1
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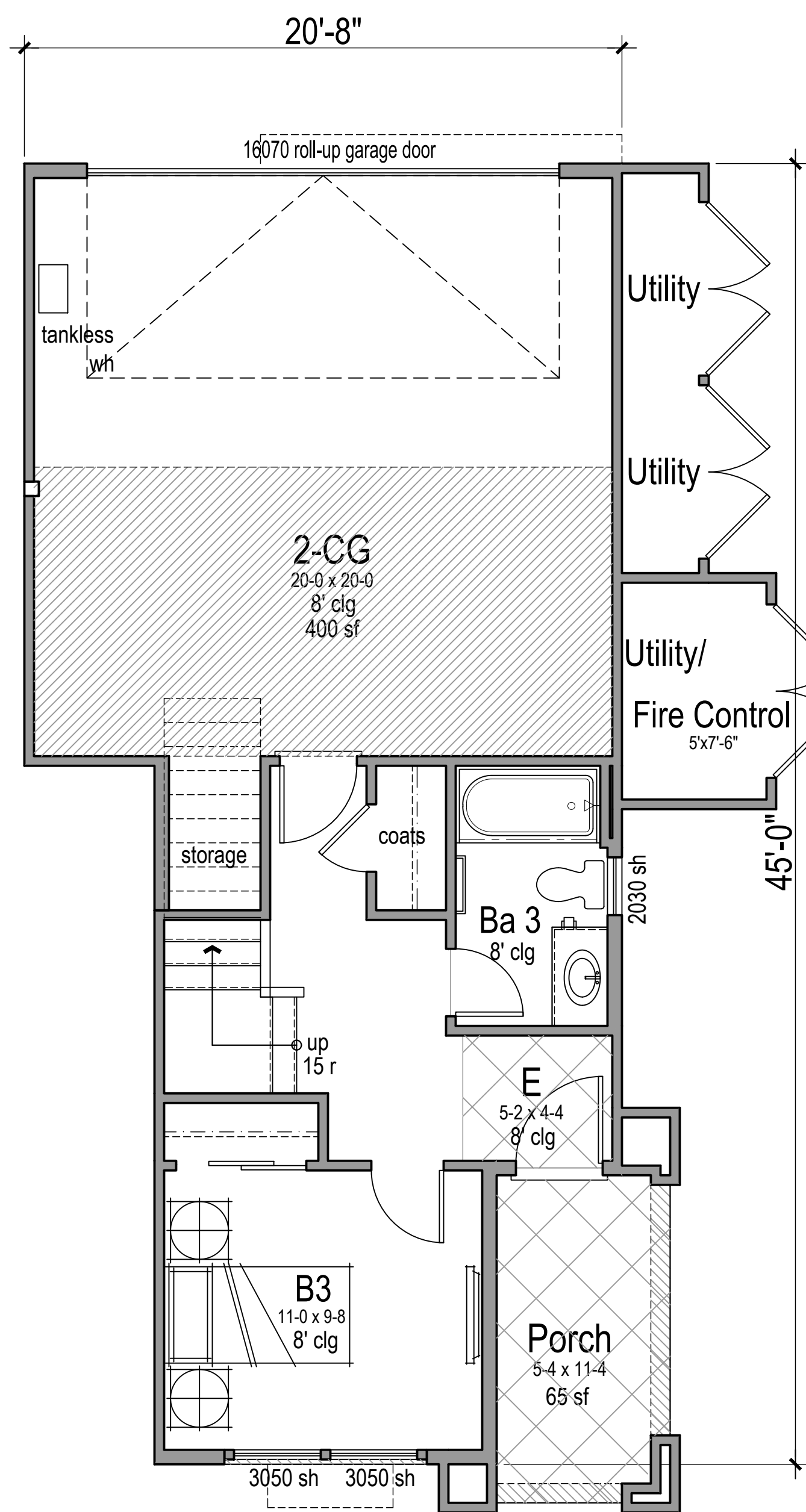
CONCEPTUAL UNIT FLOOR PLAN 2

A2.0



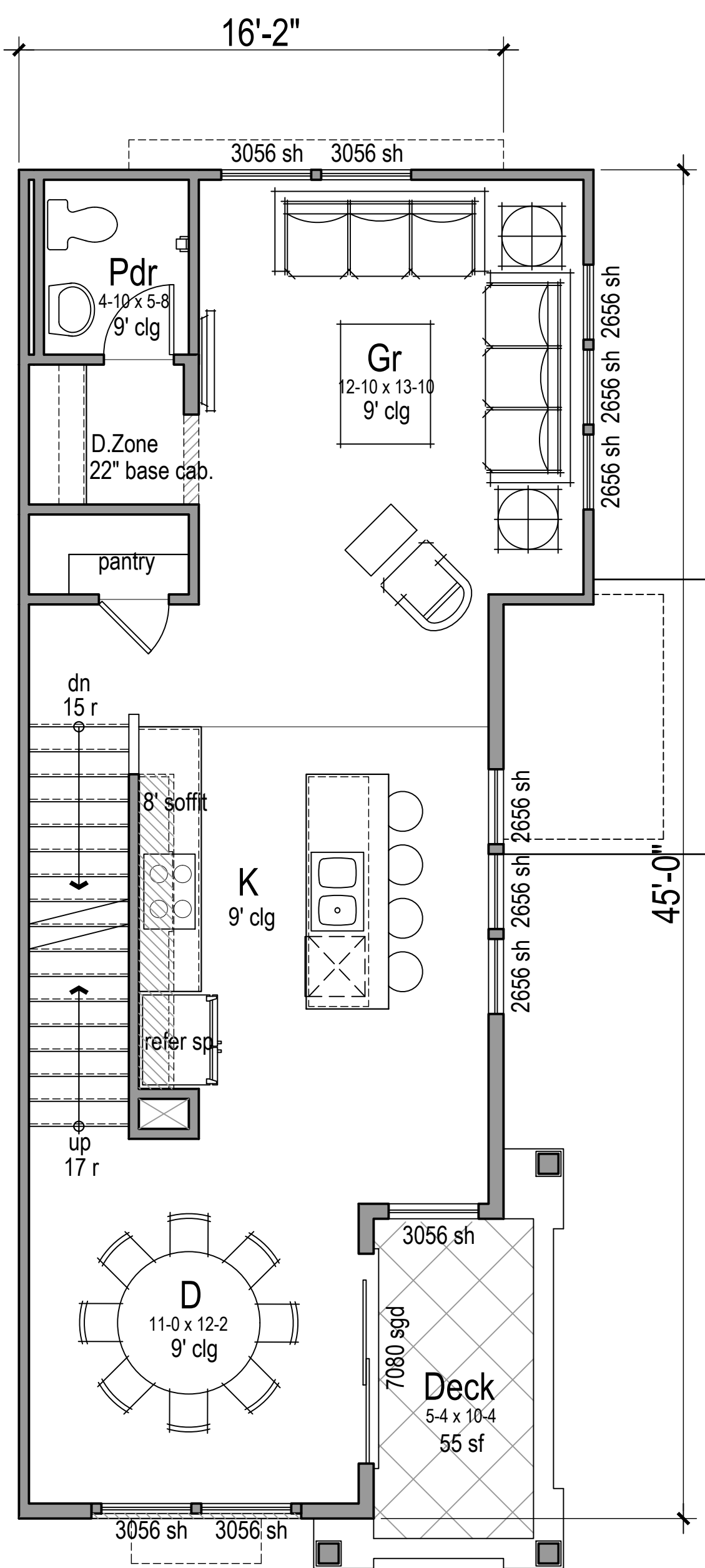
First Floor Plan 3 Accessible

Total Gross First Floor: 309 sqft
Total Net First Floor: 279 sqft
Total Gross sqft: 1,743 sqft
Total Net sqft: 1,614 sqft



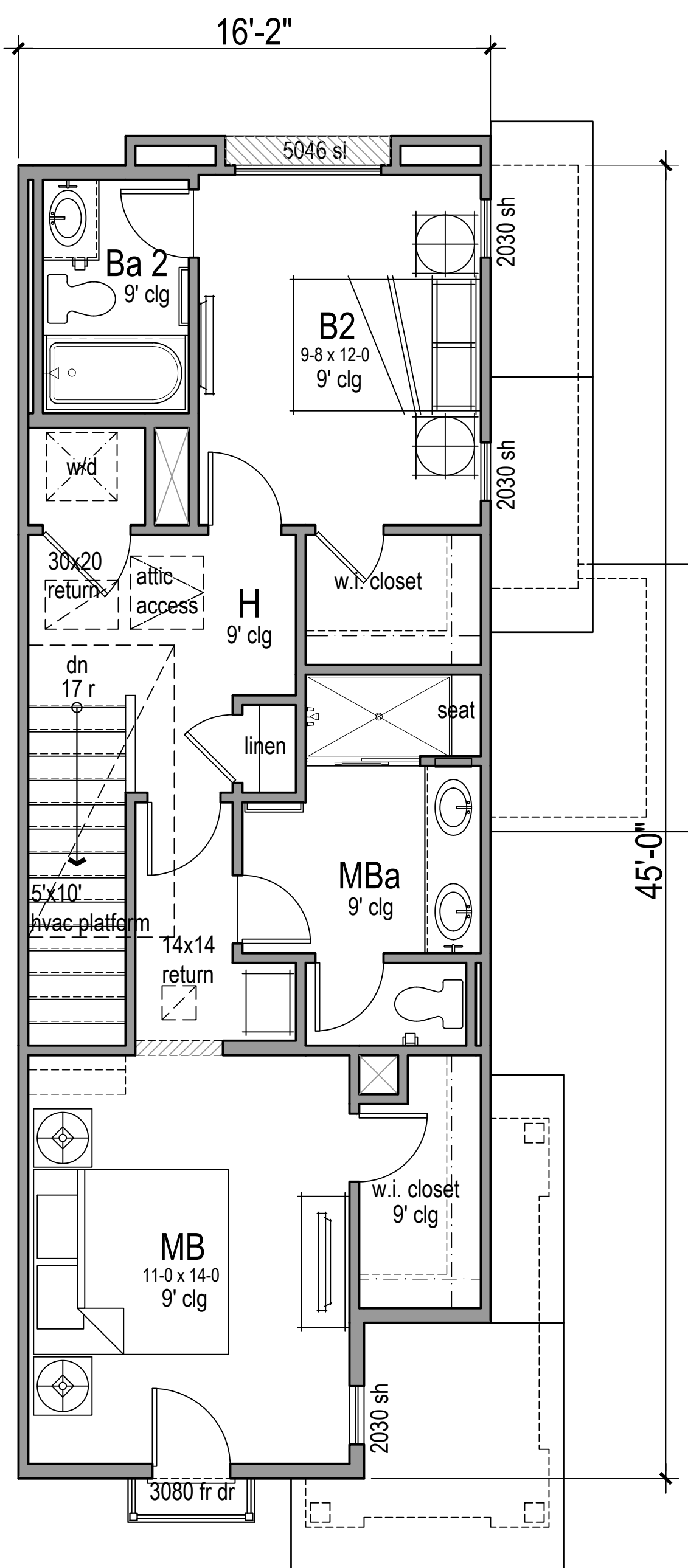
First Floor Plan 3

Total Gross First Floor: 309 sqft
Total Net First Floor: 279 sqft
Total Gross sqft: 1,743 sqft
Total Net sqft: 1,614 sqft



Second Floor Plan 3

Total Gross Second Floor: 730 sqft
Total Net Second Floor: 681 sqft



Third Floor Plan 3

Total Gross Third Floor: 704 sqft
Total Net Third Floor: 654 sqft

AREA TABULATION

Total Livable Area	1,731 sf
Total Net Livable Area	1,603 sf
Total Outdoor Area	119 sf
Total Garage Area	400 sf
Total Gross Area (livable + garage)	2,131 sf



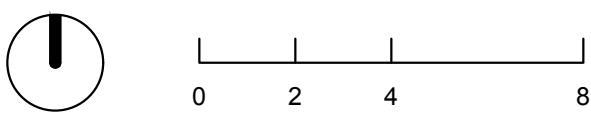
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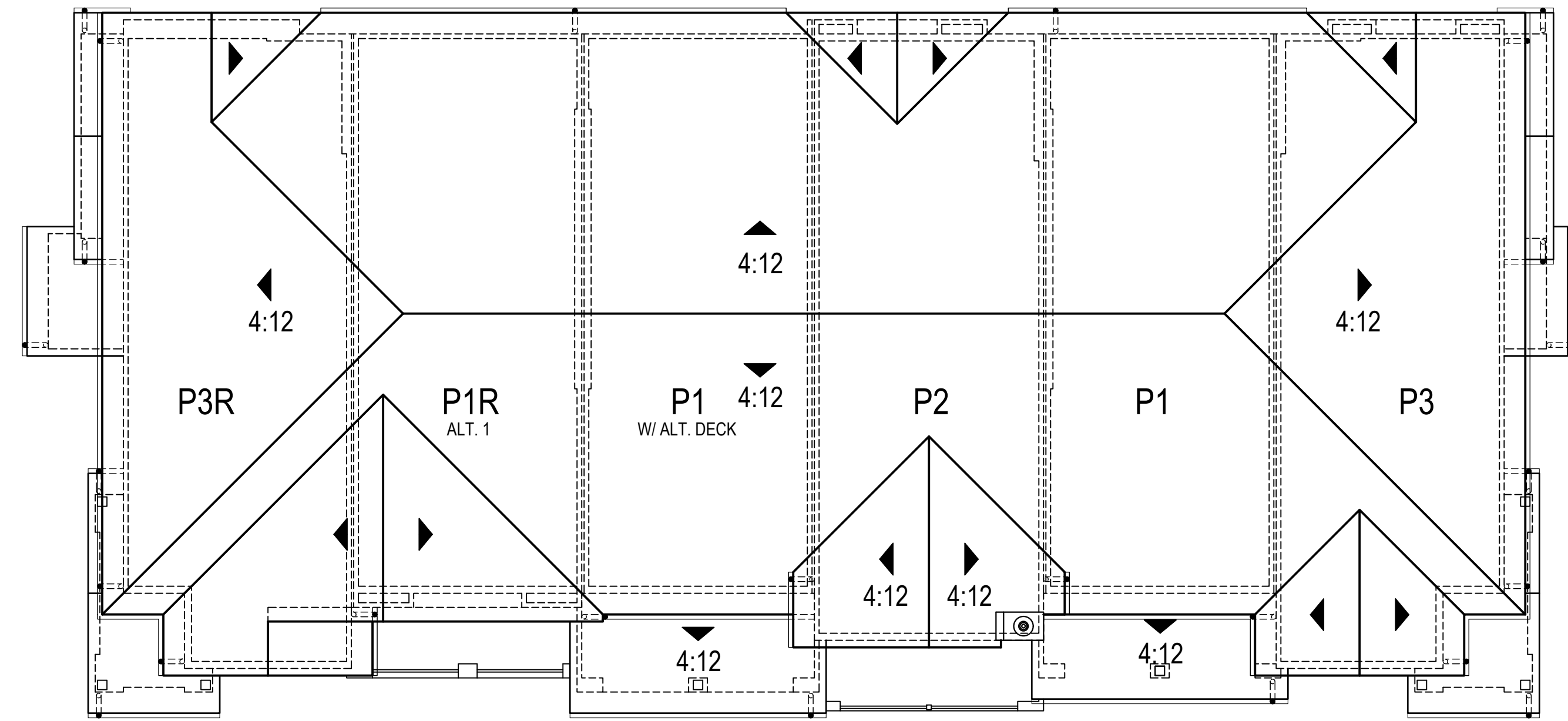
DESIGN DEVELOPMENT

OCTOBER 17, 2016
REV. 1 - SEPTEMBER 26, 2016 - MPP SUBMITTAL
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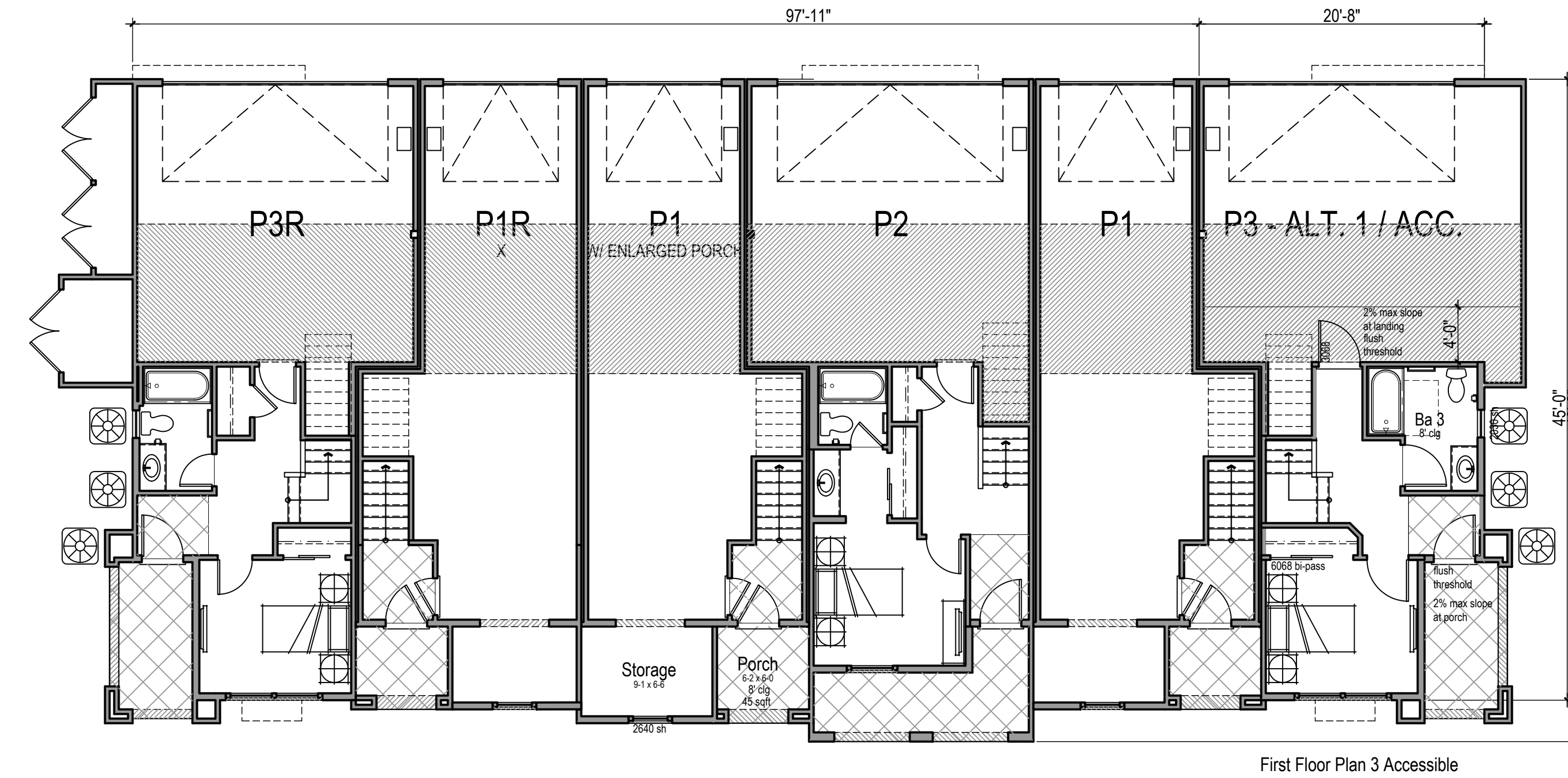
CONCEPTUAL UNIT FLOOR PLAN 3

A3.0



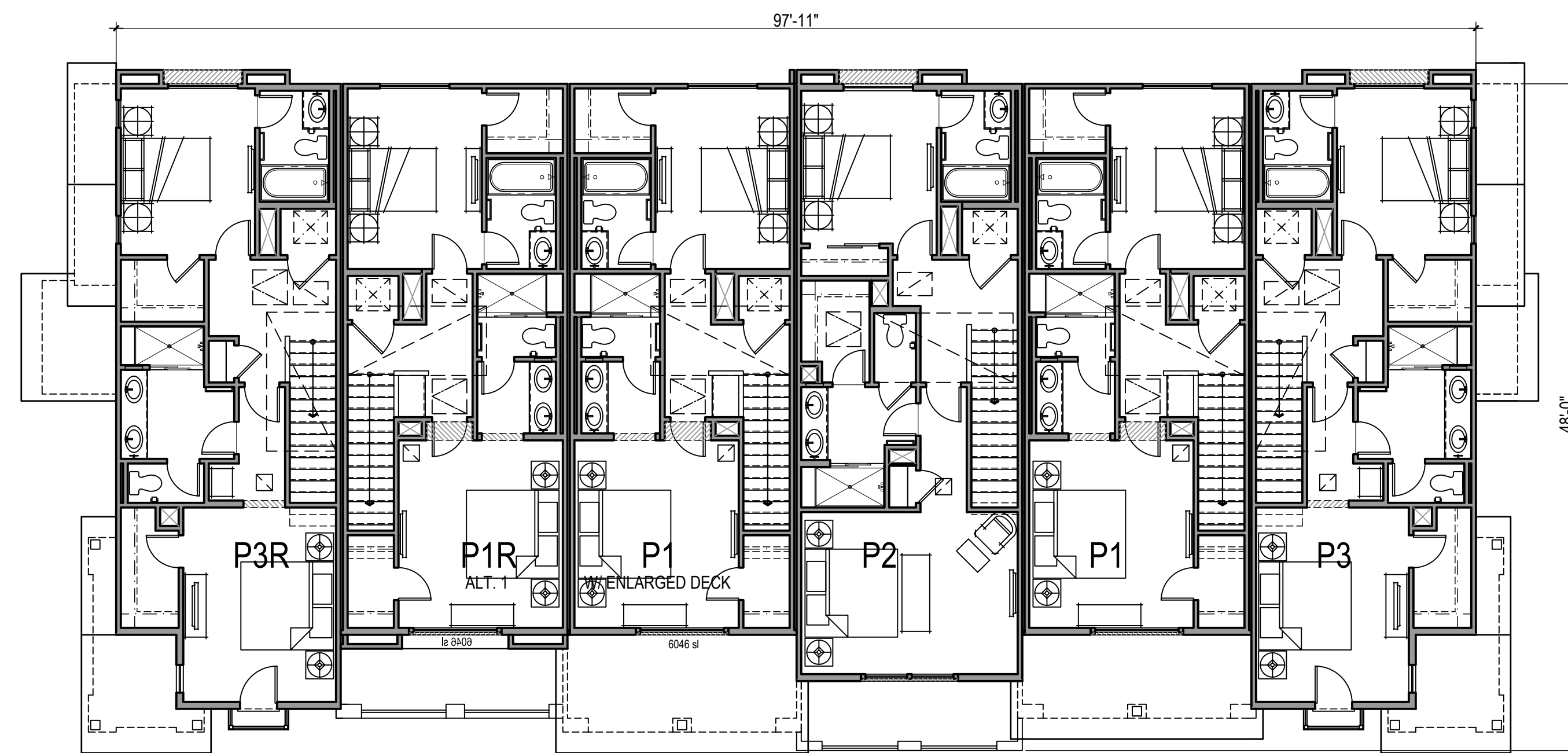
6-Plex Roof Plan
Scale: $\frac{1}{8}"=1'-0"$

18" OH at Eave, Typ.
6" OH at Rake, Typ.

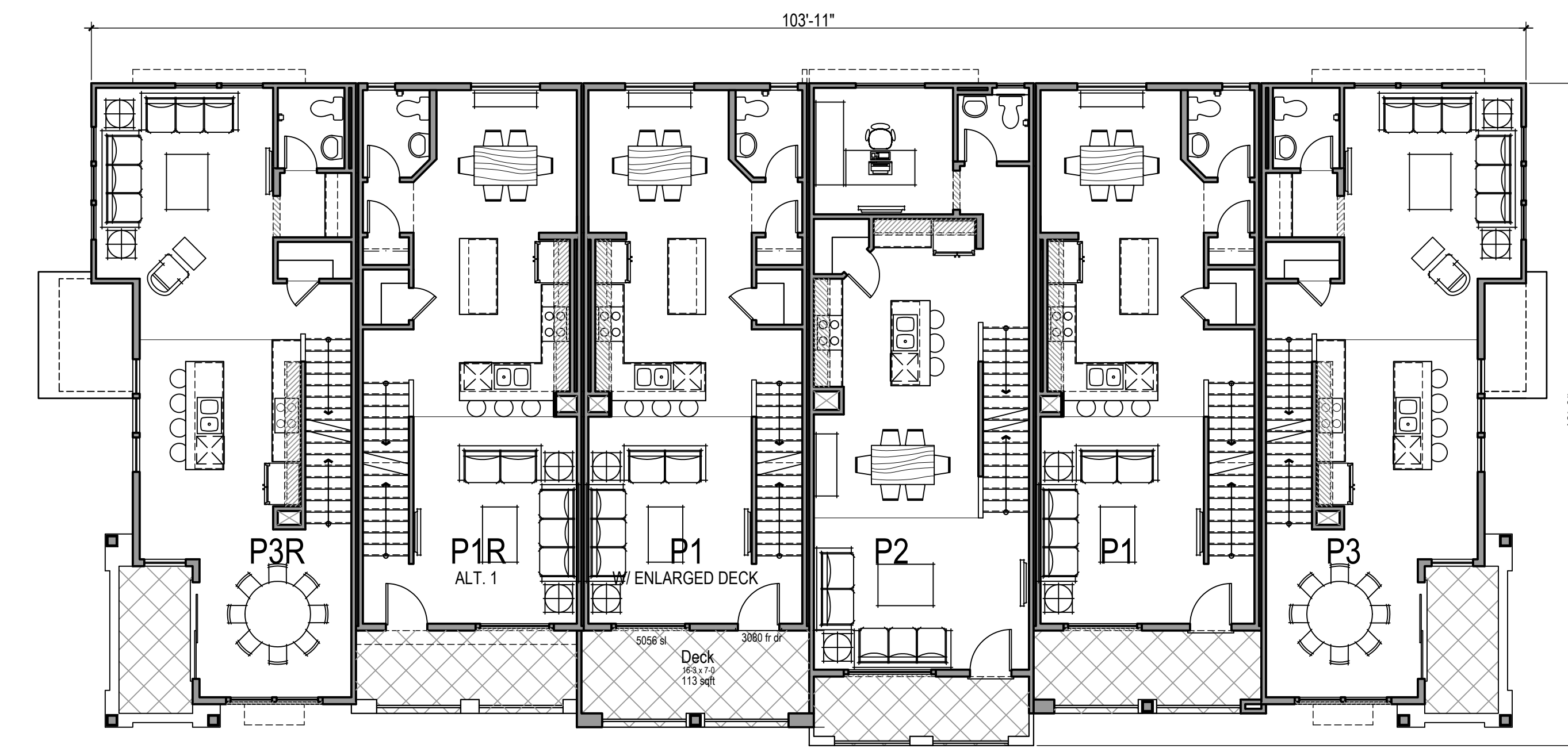


6-Plex First Floor Plan
Total Gross Area: 9,123 sf
Scale: $\frac{1}{8}"=1'-0"$

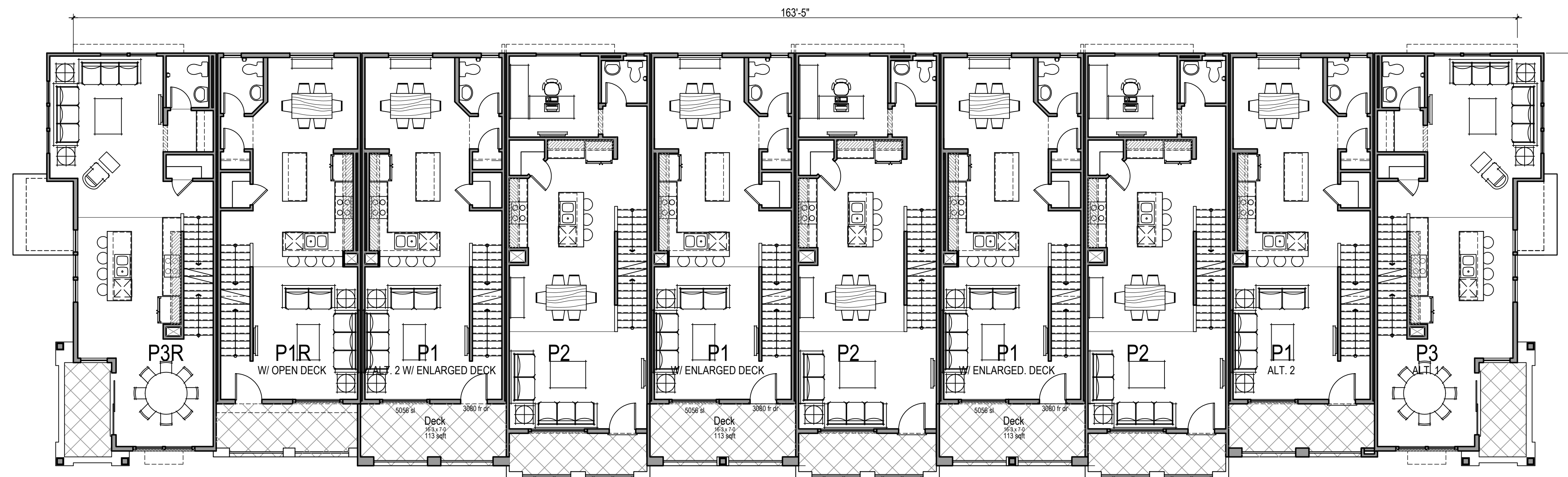
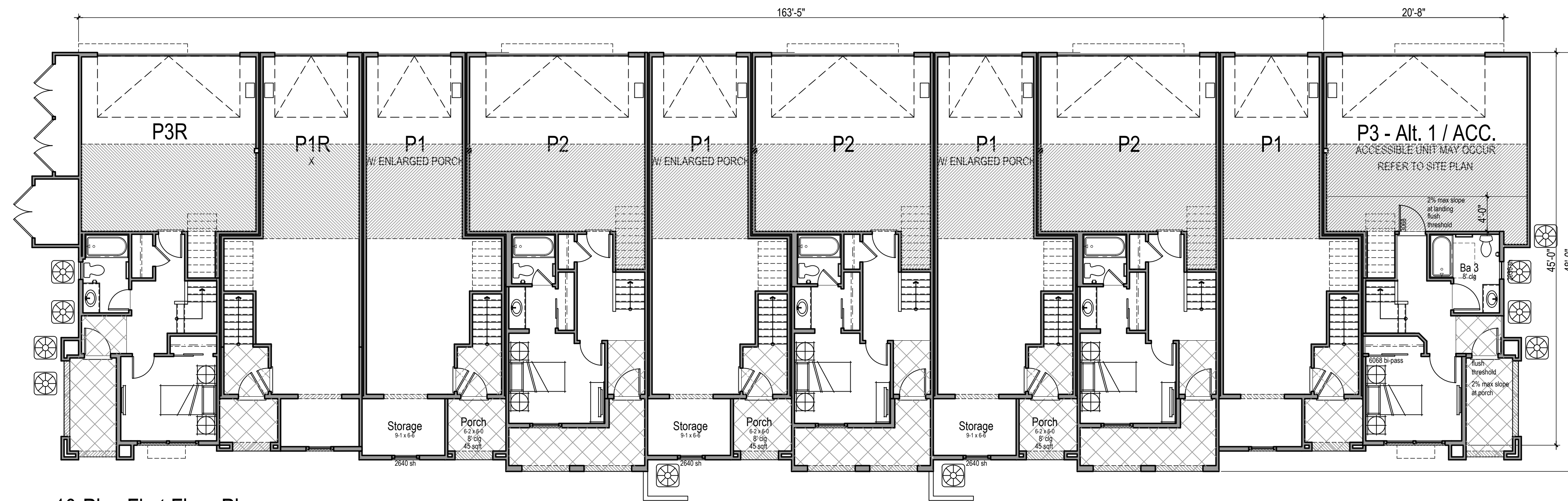
First Floor Plan 3 Accessible

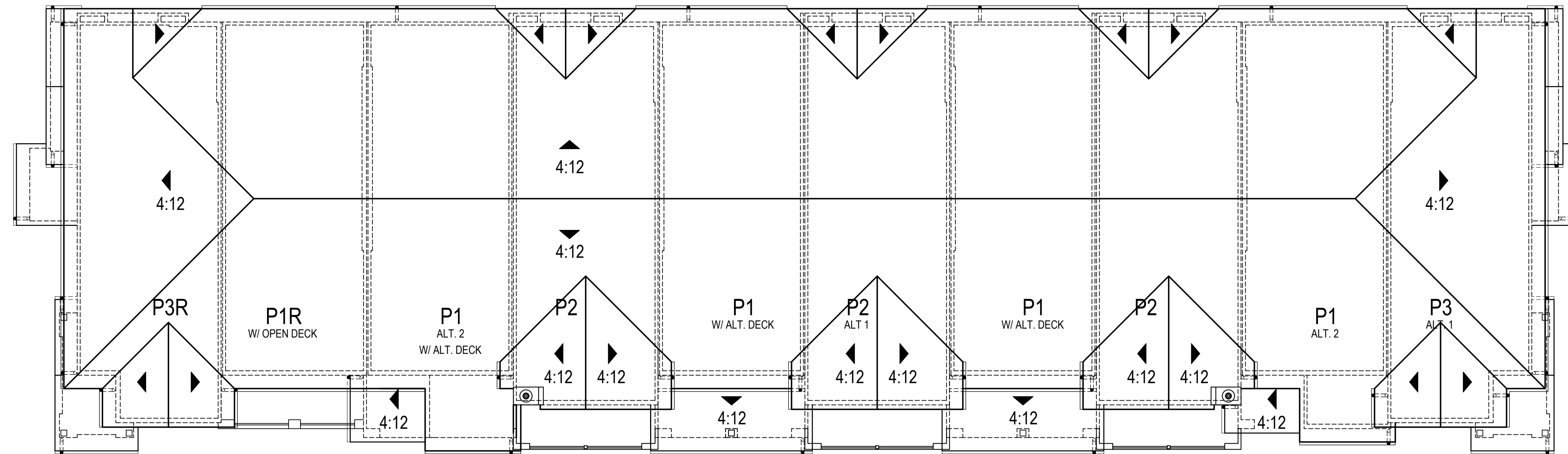


6-Plex Third Floor Plan
Scale: $\frac{1}{8}"=1'-0"$



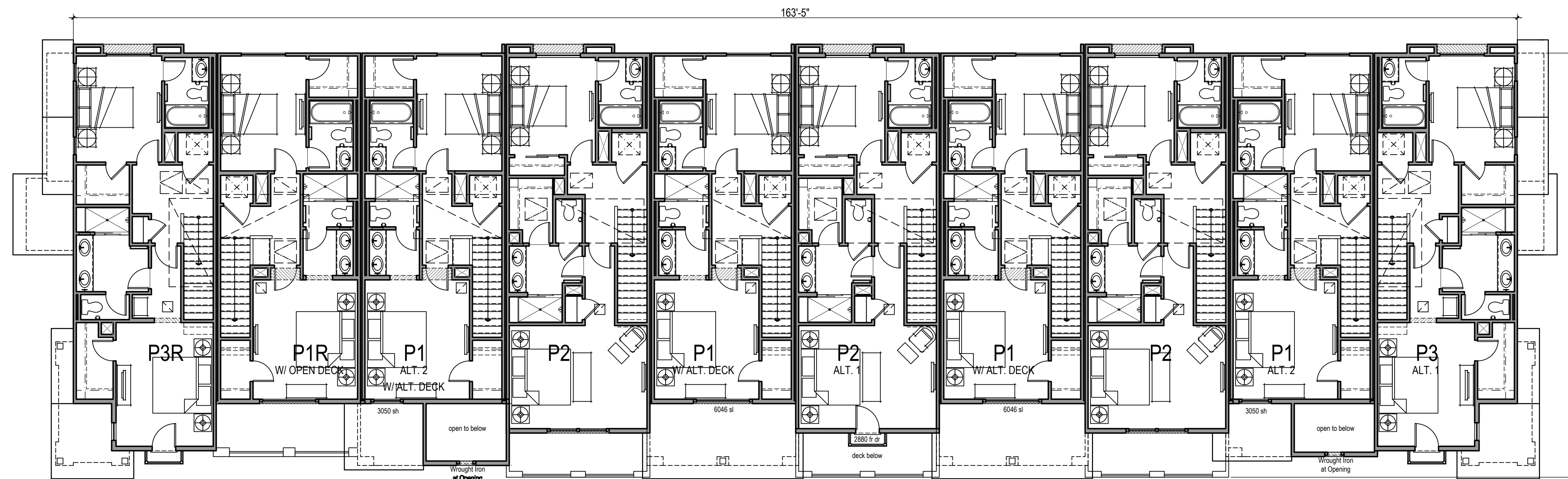
6-Plex Second Floor Plan
Scale: $\frac{1}{8}"=1'-0"$



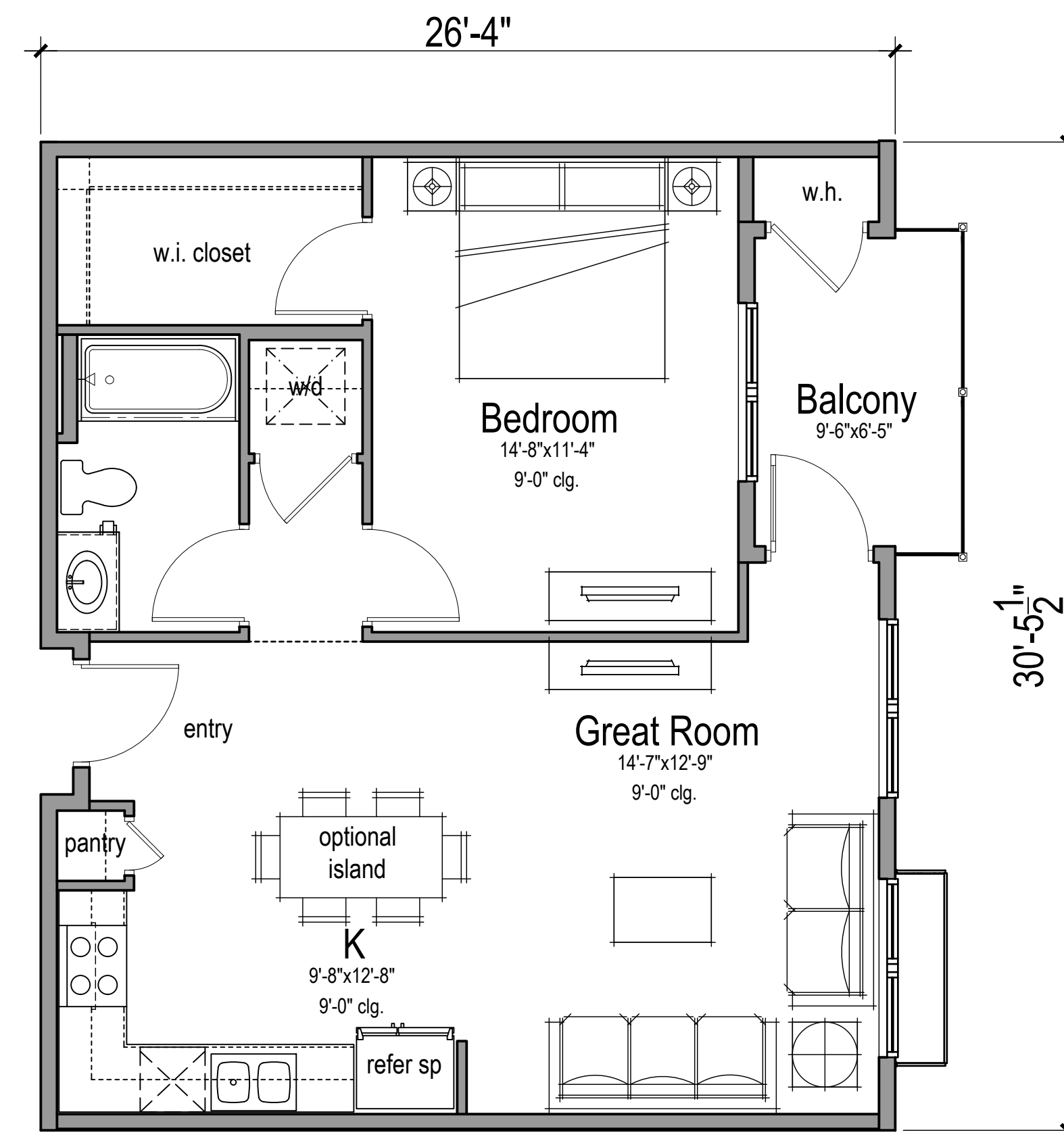


10-Plex Roof Plan
Scale: $\frac{1}{8}"=1'-0"$

18" OH at Eave, Typ.
6" OH at Rake, Typ.

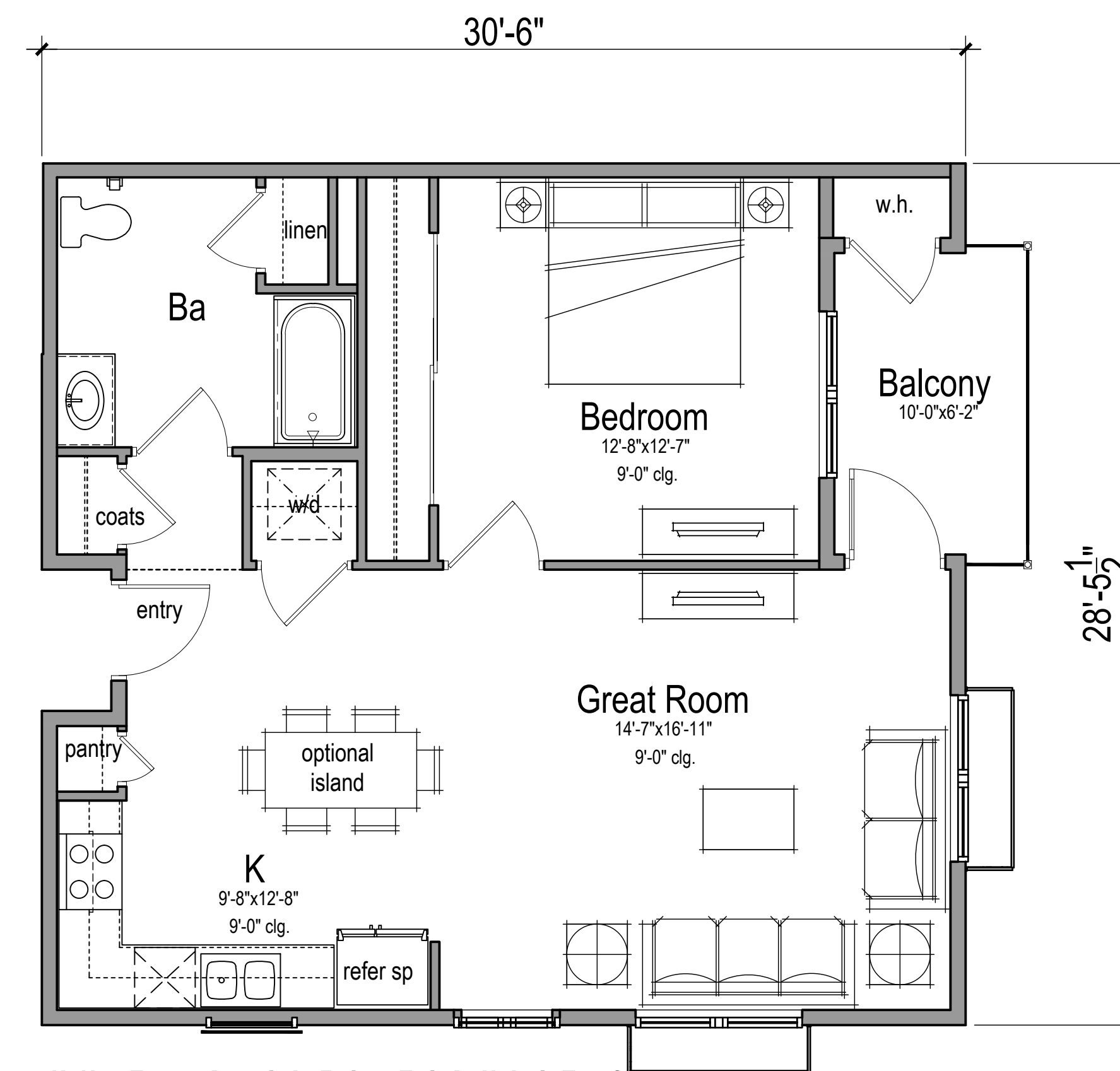


10-Plex Third Floor Plan
Scale: $\frac{1}{8}"=1'-0"$



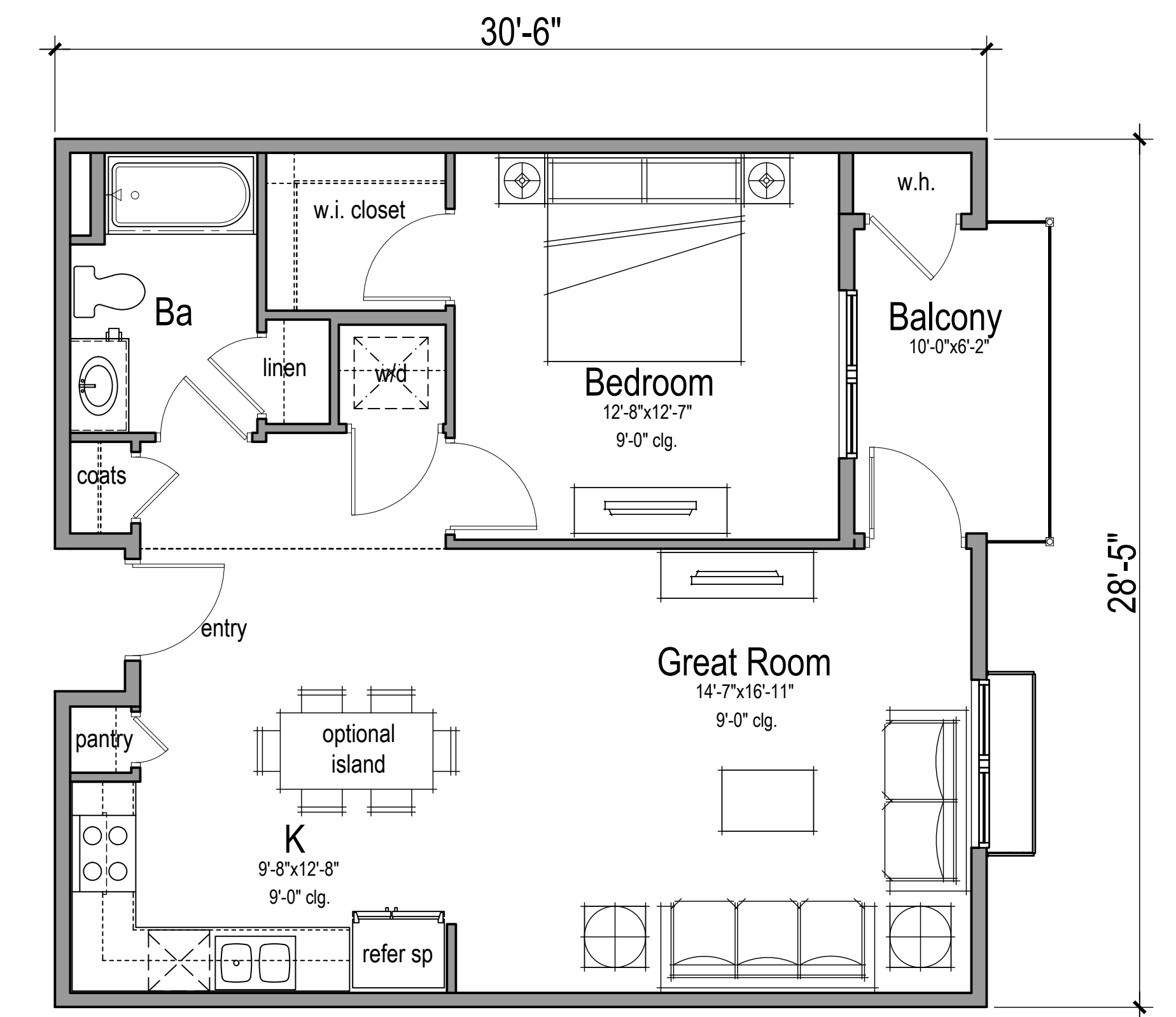
UNIT 1A AREA TABULATION

Total Gross Area	818 sf
Total Net Area	757 sf
Total Outdoor Area	61 sf



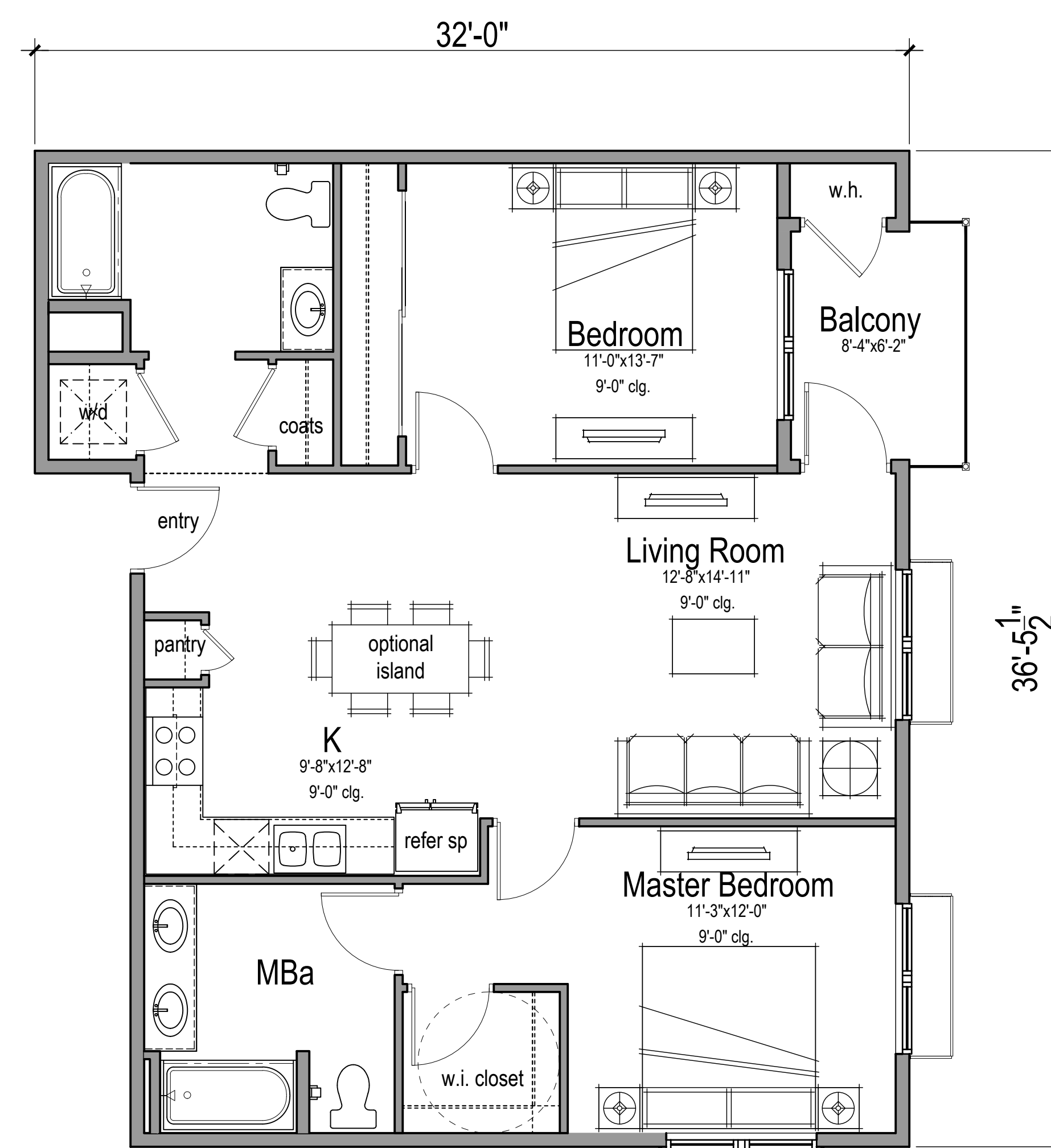
UNIT 1B AREA TABULATION

Total Gross Area	877 sf
Total Net Area	814 sf
Total Outdoor Area	63 sf



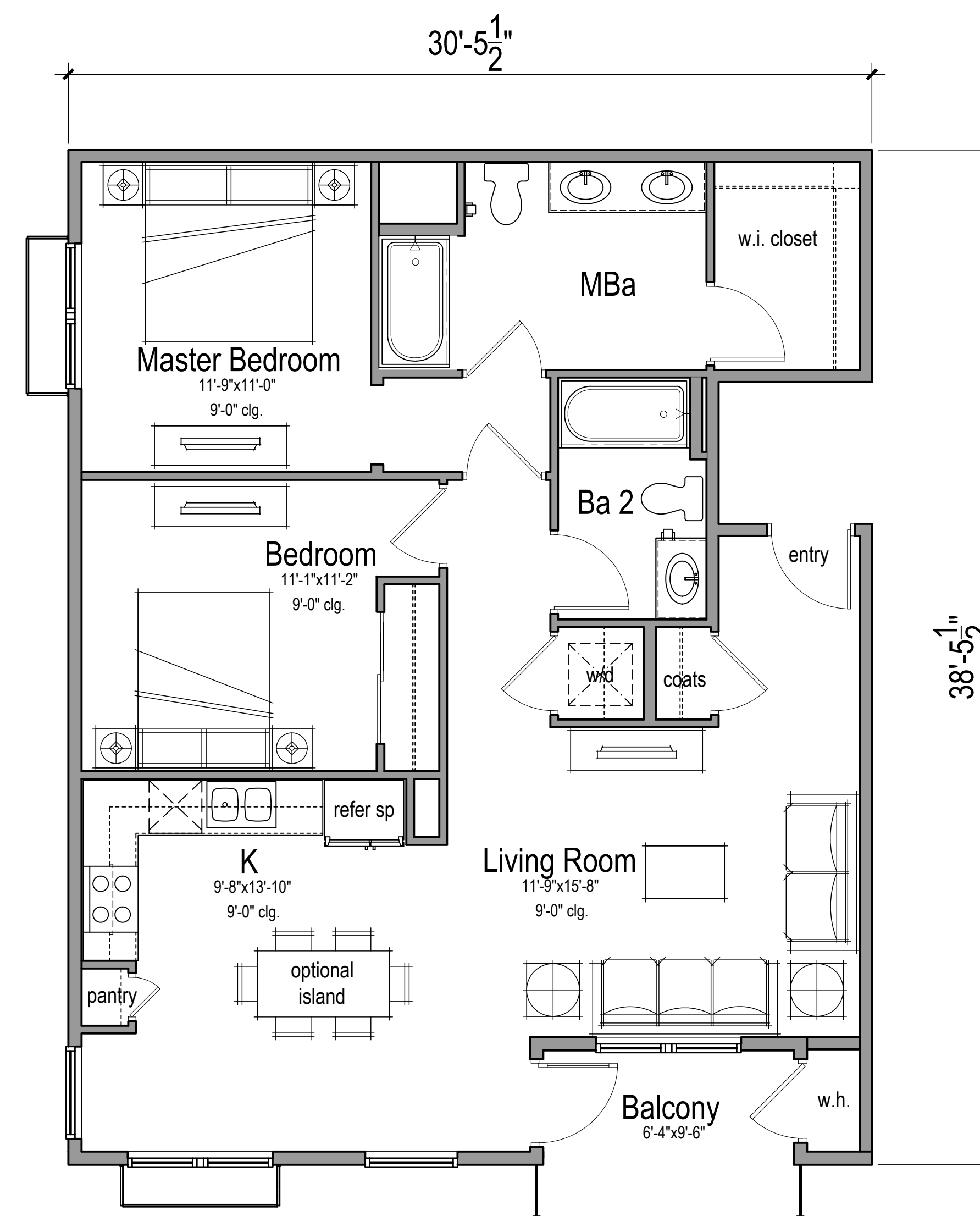
UNIT 1C AREA TABULATION

Total Gross Area	877 sf
Total Net Area	813 sf
Total Outdoor Area	64 sf



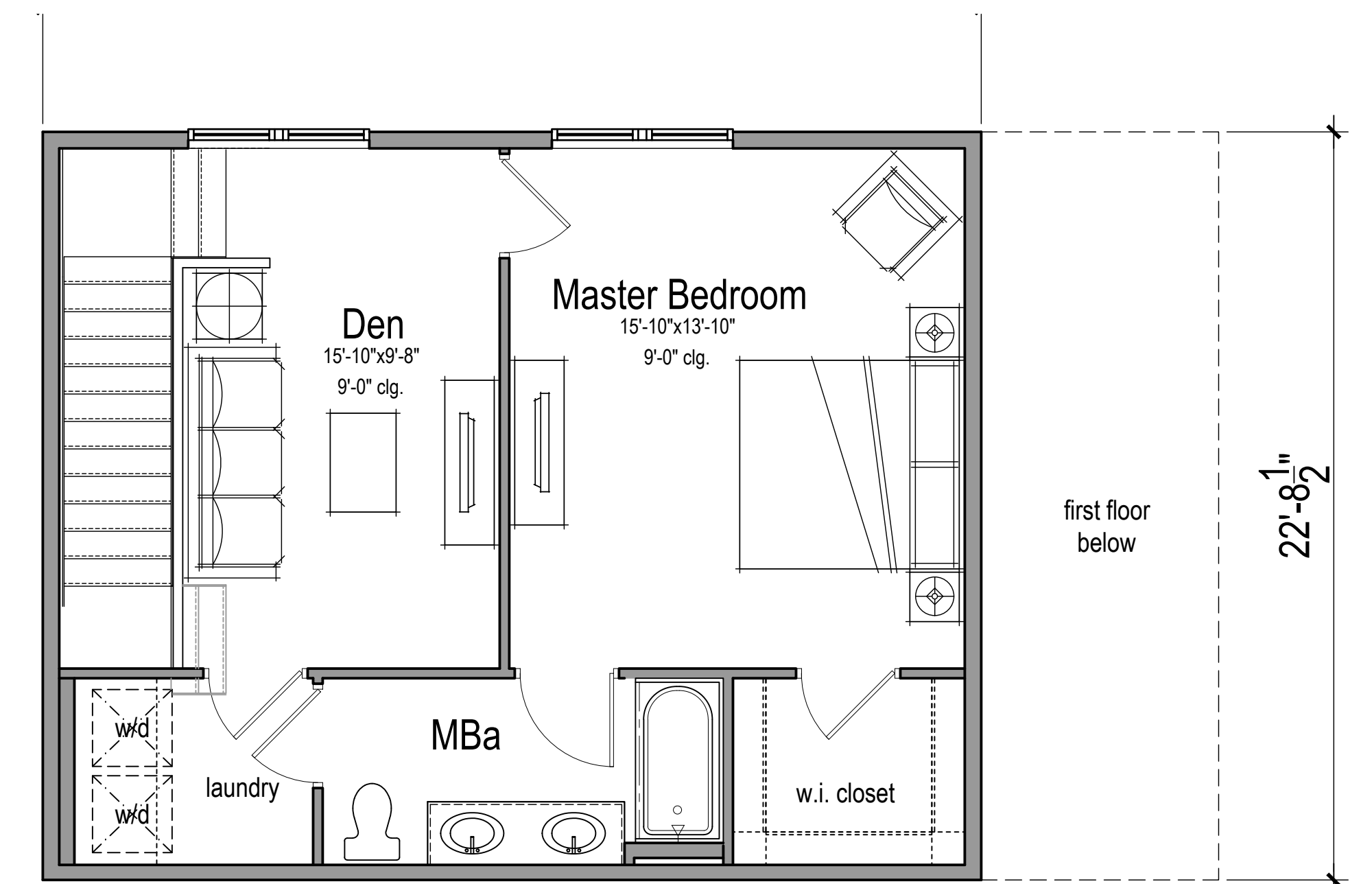
UNIT 2A AREA TABULATION

Total Gross Area	1,098 sf
Total Net Area	1,044 sf
Total Outdoor Area	54 sf



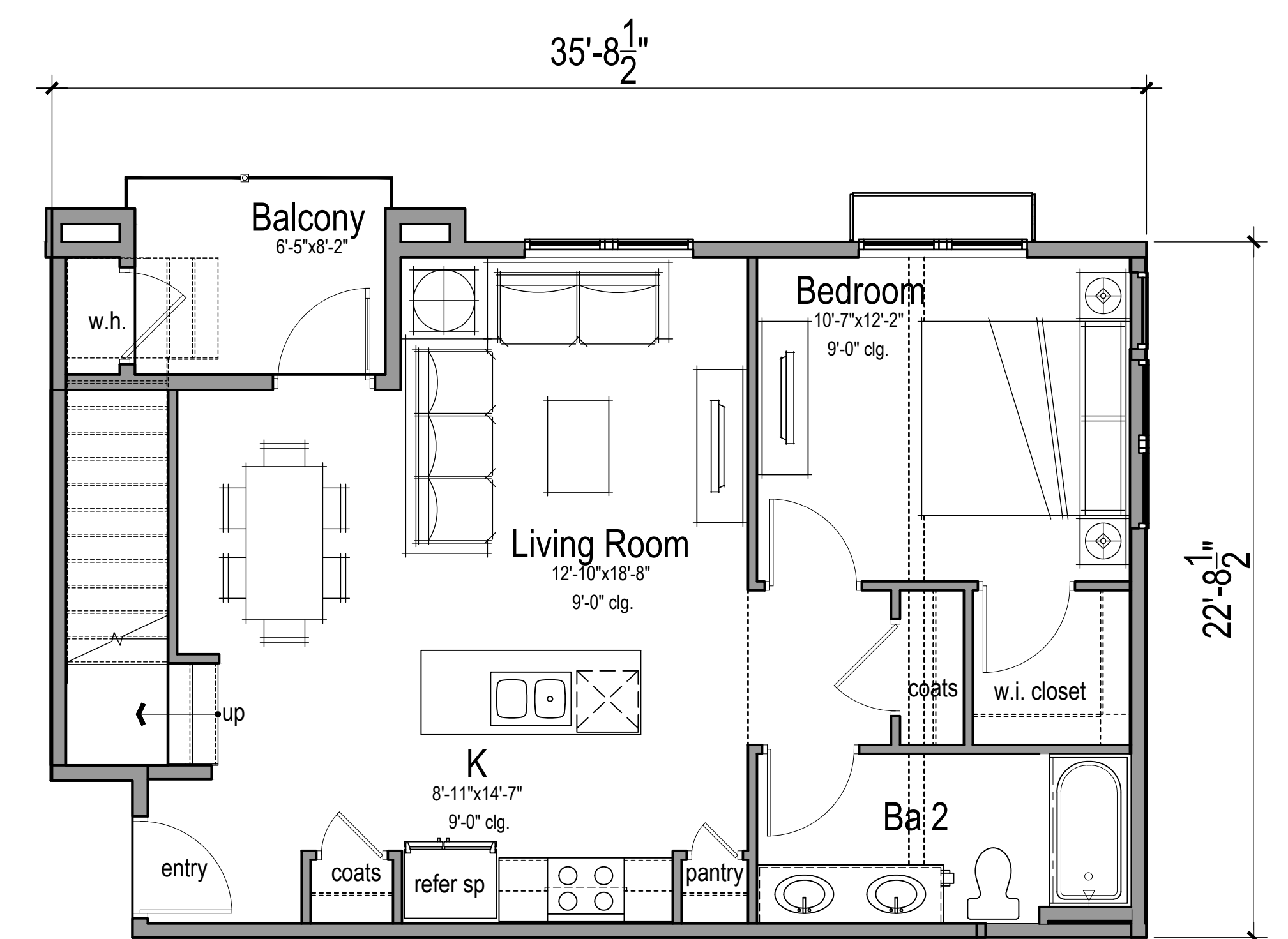
UNIT 2B AREA TABULATION

Total Gross Area	1,160 sf
Total Net Area	1,099 sf
Total Outdoor Area	61 sf



UNIT 2C AREA TABULATION

Total Gross Area Level 2	647 sf
Total Net Area Level 2	647 sf



UNIT 2C AREA TABULATION

Total Gross Area Level 1	774 sf
Total Net Area Level 1	721 sf

Total Unit Gross Area	1,421 sf
Total Unit Net Area	1,368 sf
Total Outdoor Area	53 sf



Stack Flat 29-Plex First Floor Plan
Scale: 1/8"=1'-0"

AREA TABULATION

Total Gross 1st Floor Area	12,941 sf
Total Garage Area	3,685 sf
Total Gross Building Area	38,333 sf

Garage Type #1 Area (Garages 1-5)	235 sf
Garage Type #2 Area (Garage 6)	341 sf
Garage Type #3 Area (Garages 7-14)	267 sf



Stack Flat 29-Plex Second Floor Plan
Scale: $\frac{1}{8}$ "=1'-0"

AREA TABULATION

Total Gross 2nd Floor Area	12,860 sf
Total Gross Building Area	38,333 sf

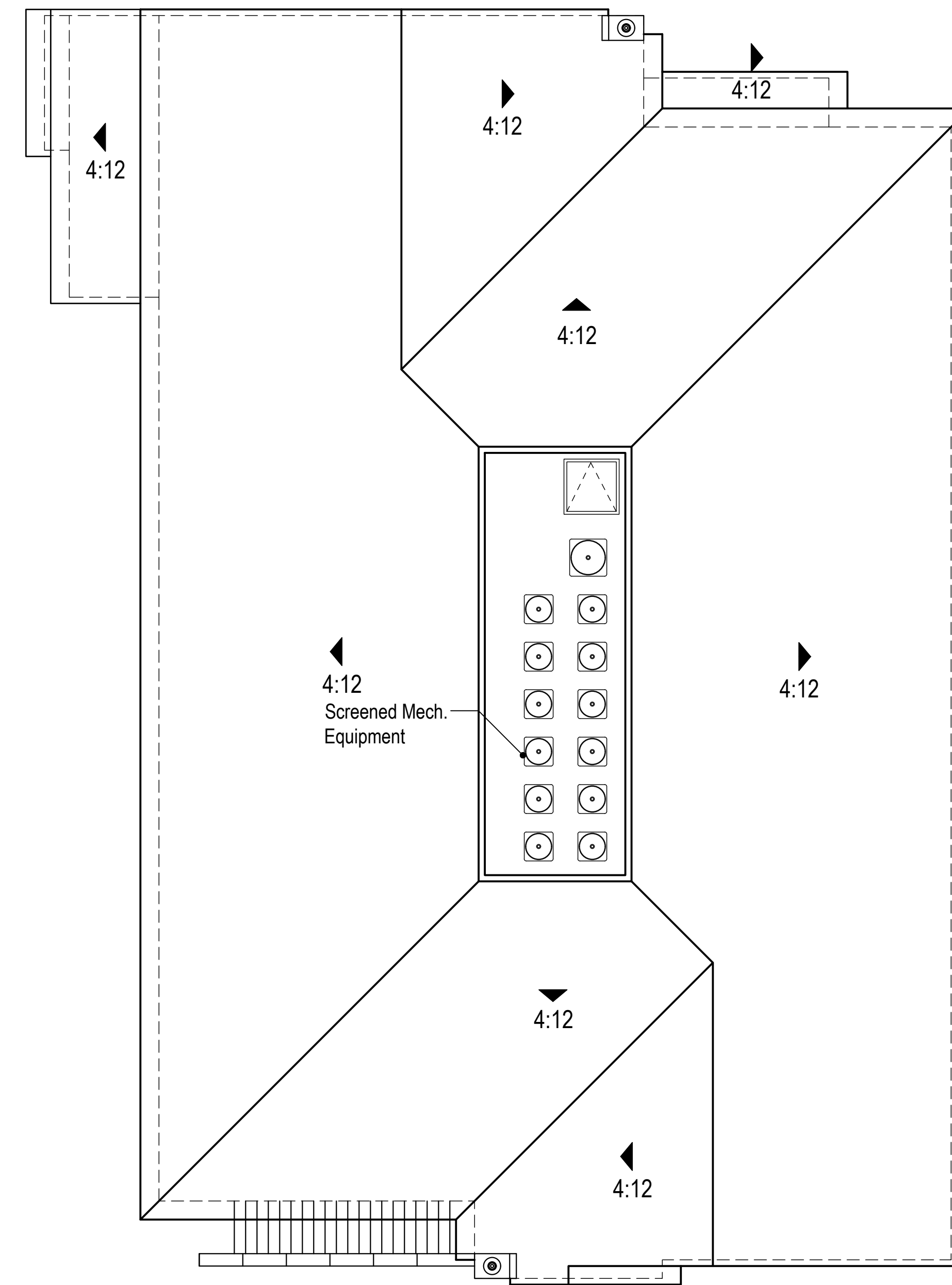
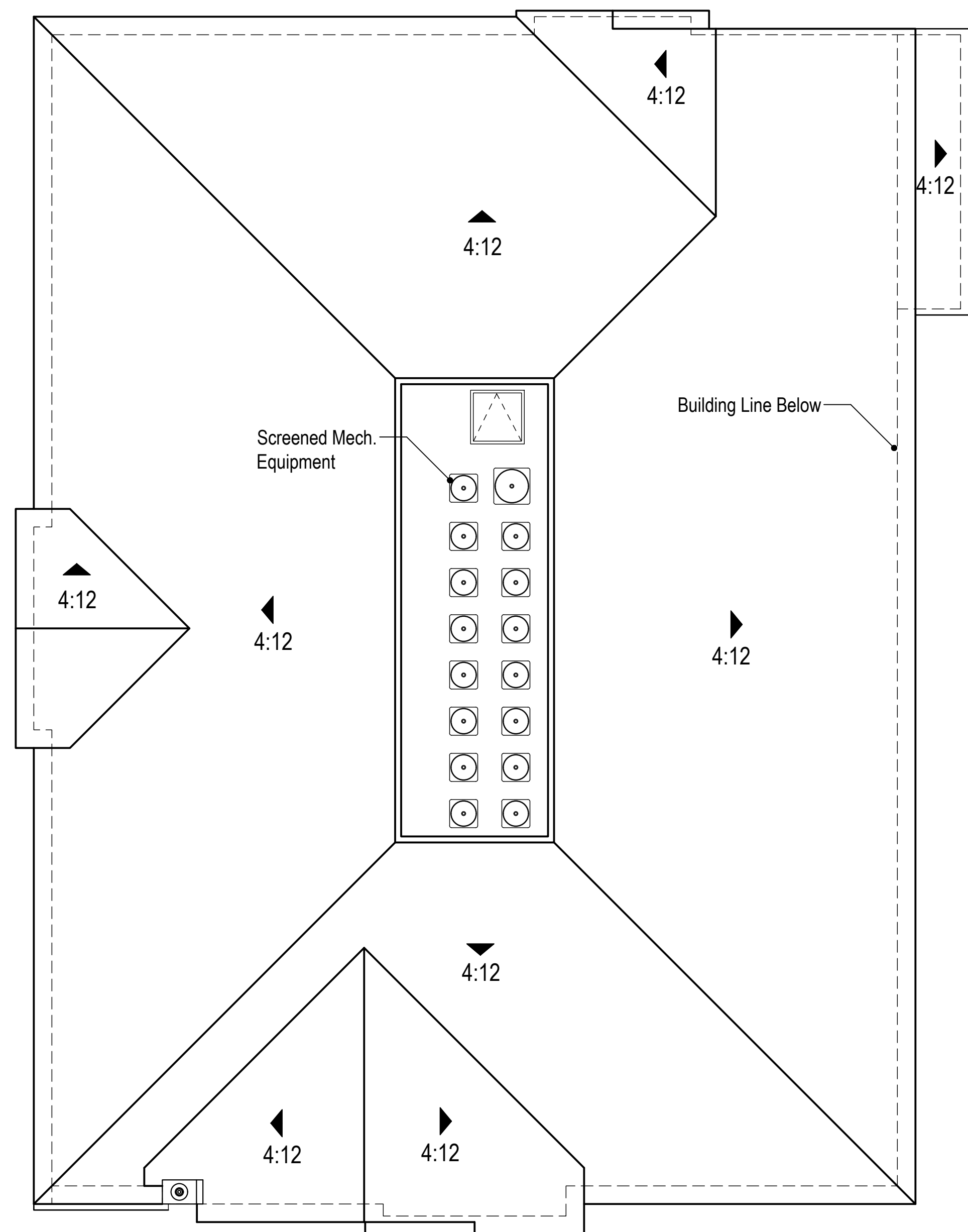


Stack Flat 29-Plex Third Floor Plan
Scale: $\frac{1}{8}$ "=1'-0"

AREA TABULATION

Total Gross 3rd Floor Area 12,532 sf

Total Gross Building Area 38,333 sf



Stack Flat 29-Plex Roof Plan

Scale: $\frac{1}{8}"=1'-0"$
Slope: 4:12
Overhang: 18" - Rake: 6"





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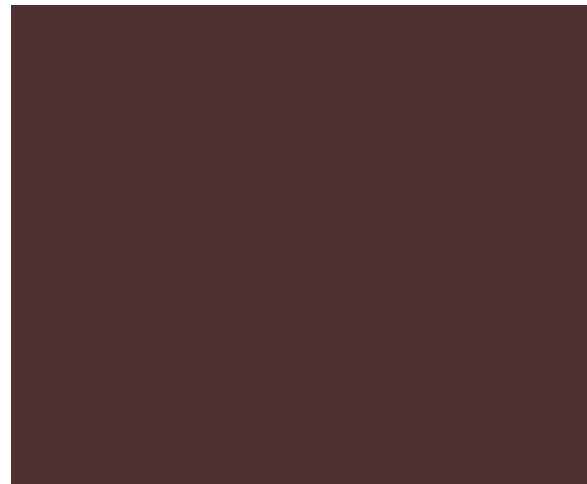
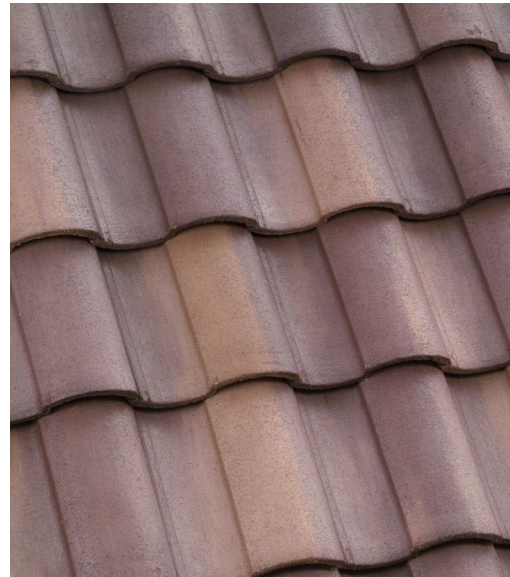
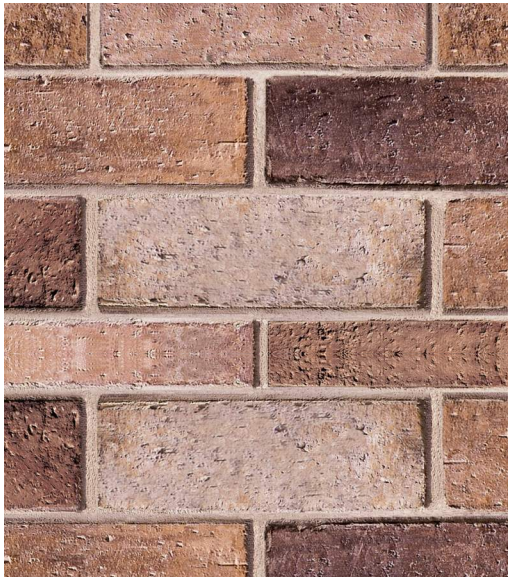
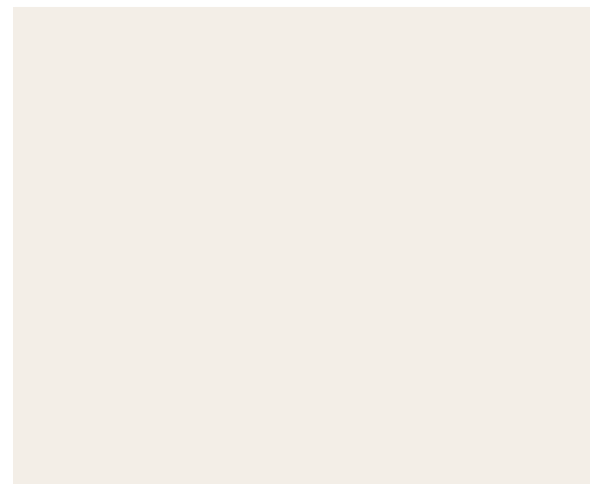
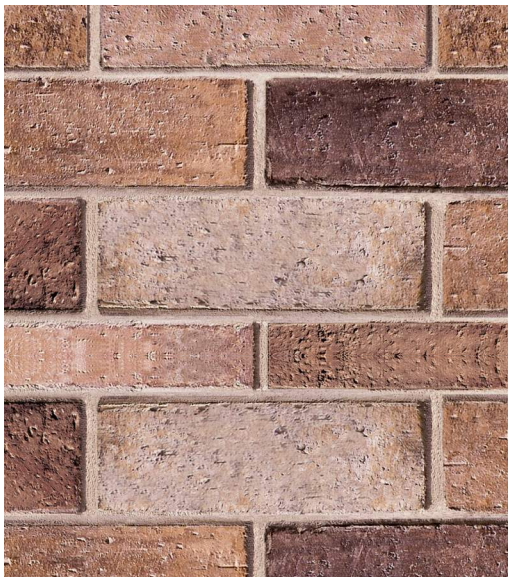
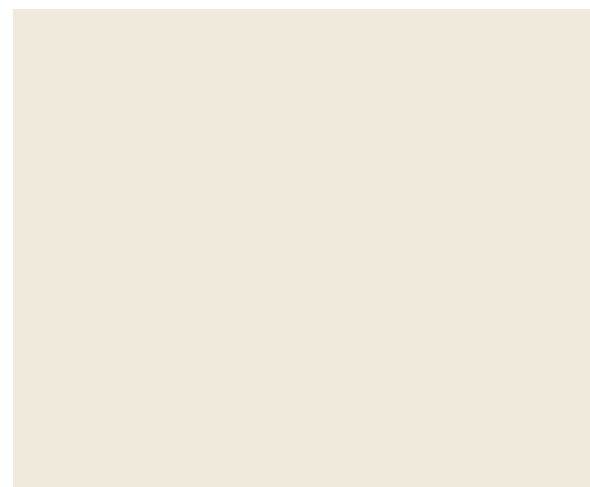
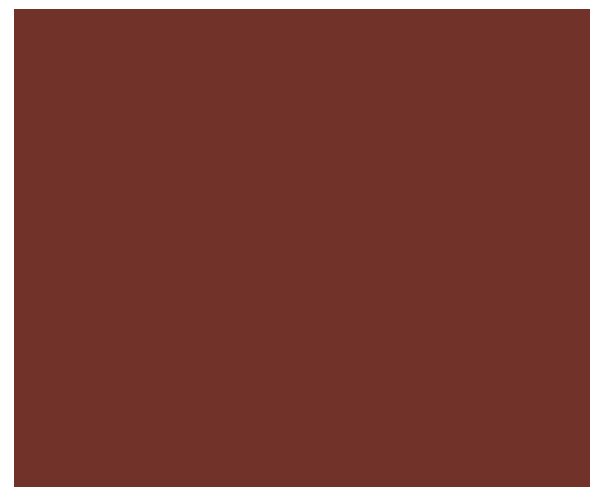
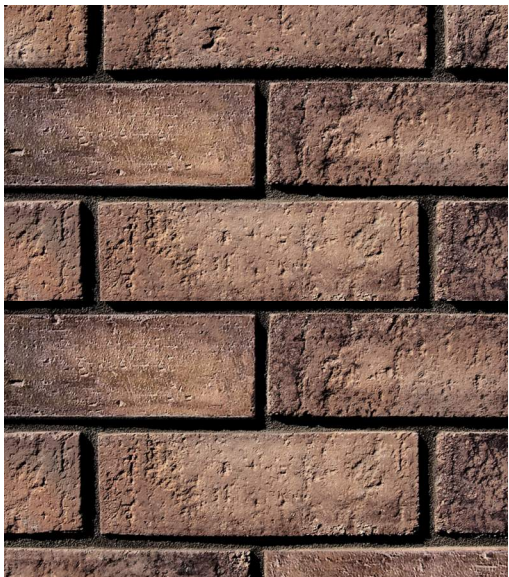
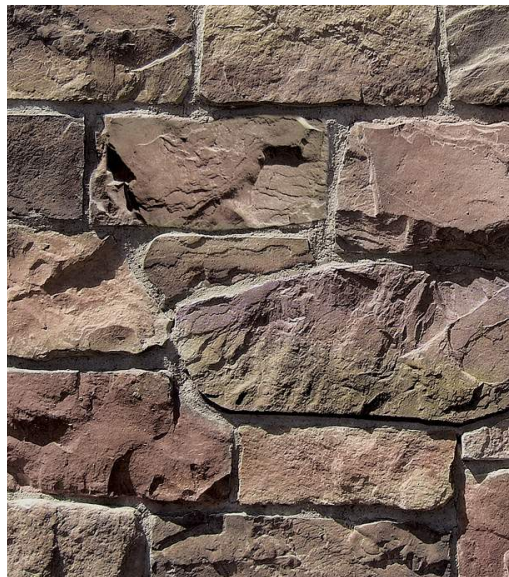
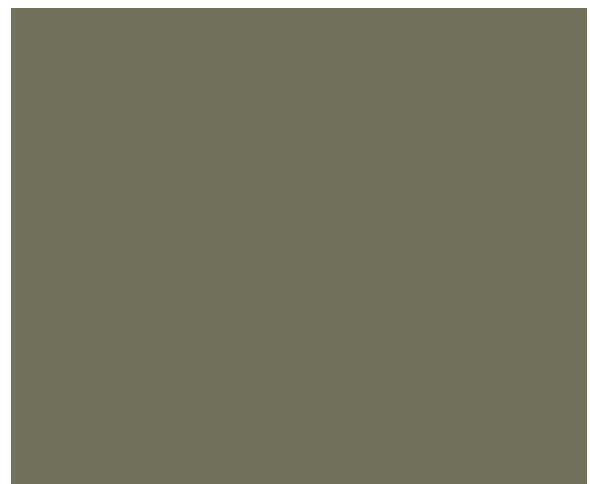
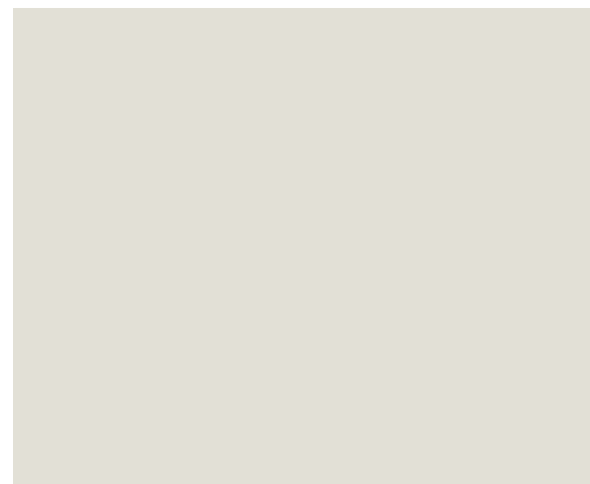
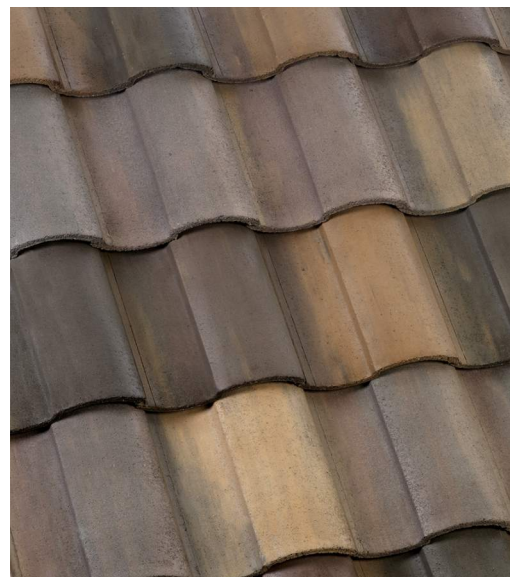
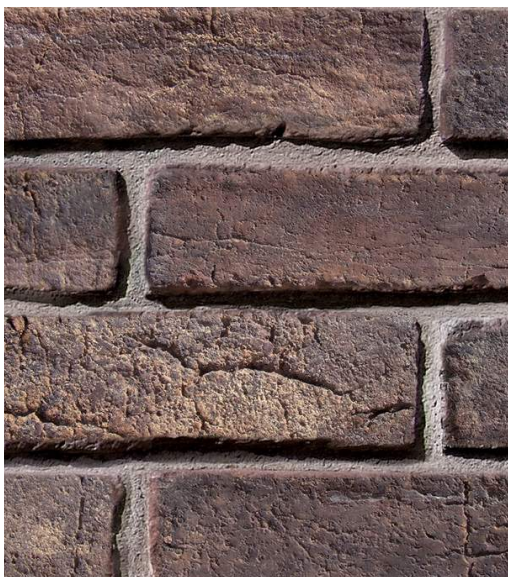
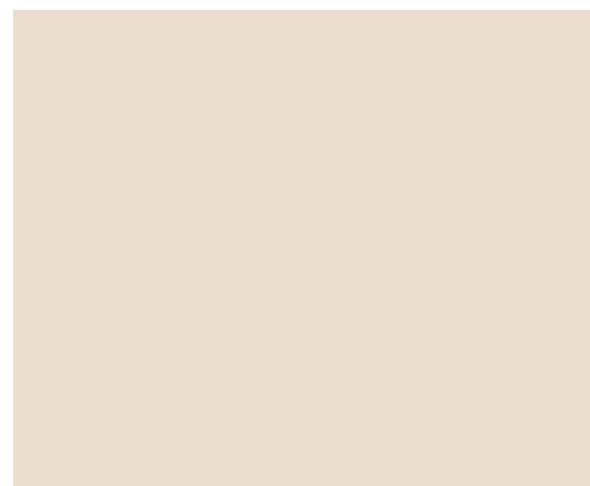
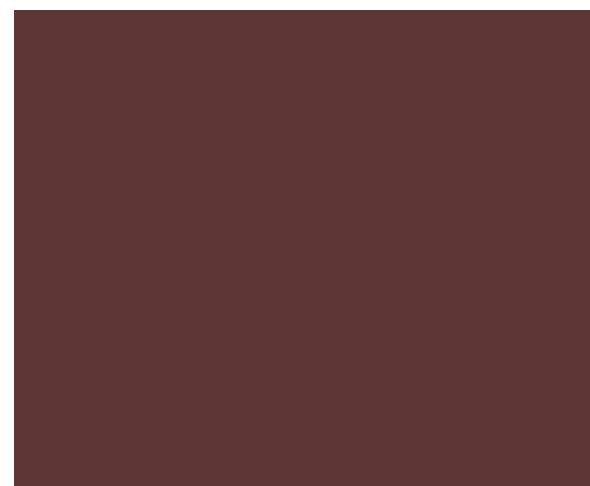
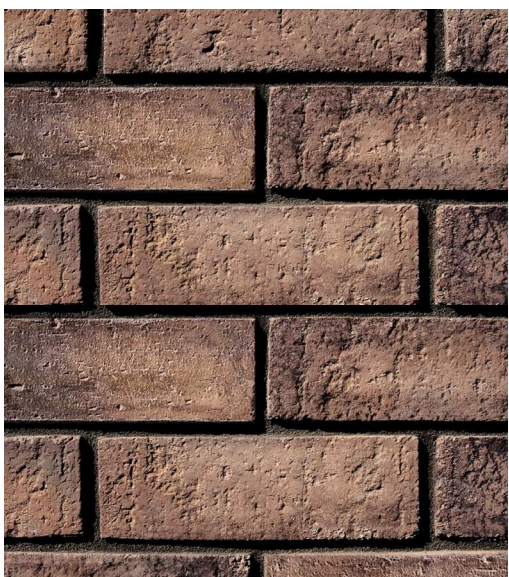
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EAGLE ROOFING PRODUCTS
CORONADO STONE PRODUCTS

CAMPUS OAKS PERSPECTIVE B

A0.4

CAMPUS OAKS COLOR SCHEMES

	PRIMARY STUCCO BODY	SECONDARY STUCCO BODY	FASCIA / EAVE / GARAGE DOOR	TRIM	ENTRY DOOR / ACCENT	DECORATIVE METAL	BUILDING MATERIAL ROOF (CAPISTRANO 'S'TILE) / BRICK (STANDARD) / STONE (ENHANCED)		
<u>SCHEME 1</u> CLUBHOUSE AND POOL BUILDING	 SW 6073 PERFECT GREIGE	 SW 6075 GARRET GRAY	 SW 6048 TERRA BRUN	 SW 7029 AGREEABLE GRAY	 SW 7062 ROCK BOTTOM	 SW 6994 GREENBLACK	 3684 SAN RAFAEL BLEND	 WIRECUT BRICK (OLD CHICAGO)	
<u>SCHEME 2</u> TOWNHOMES LIGHT SCHEME	 SW 7517 CHINA DOLL	 SW 7502 DRY DOCK	 SW 6167 GARDEN GATE	 SW 7100 ARCADE WHITE	 SW 0005 DEEPEST MAUVE	 SW 6994 GREENBLACK	 3646 SUNSET BLEND	 WIRECUT BRICK (OLD CHICAGO)	 ITALIAN VILLA (ASPEN)
<u>SCHEME 3</u> TOWNHOMES DARK SCHEME	 SW 6107 NOMADIC DESERT	 SW 6109 HOP SACK	 SW 7068 GRIZZLE GRAY	 SW 6385 DOVER WHITE	 SW 7593 RUSTIC RED	 SW 6994 GREENBLACK	 3606 VALLEJO RANGE	 WIRECUT BRICK (COUNTRY)	 TUSCAN VILLA (PRAIRIE MOSS)
<u>SCHEME 4</u> TOWNHOMES MEDIUM SCHEME	 SW 6171 CHATROOM	 SW 2851 SAGE GREEN LIGHT	 SW 6146 UMBER	 SW 7049 NUANCE	 SW 9141 WATERLOO	 SW 6994 GREENBLACK	 SCC 8829 SANTA FE BLEND	 WEATHERED BRICK (SAVANNAH)	 COUNTRY RUBBLE (COASTAL BROWN)
<u>SCHEME 5</u> 29-PLEX DARK SCHEME	 SW 9122 DRIED EDAMAME	 SW 6117 SMOKEY TOPAZ	 SW 7034 STATUS BRONZE	 SW 6140 MODERATE WHITE	 SW 7595 SOMMELIER	 SW 6994 GREENBLACK	 SCC 8806 TUCSON BLEND	 WIRECUT BRICK (COUNTRY)	



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MANUFACTURERS:
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EAGLE ROOFING PRODUCTS
CORONADO STONE PRODUCTS

CAMPUS OAKS COLOR SCHEMES



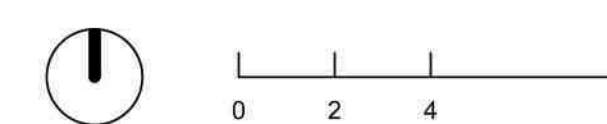


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**6-PLEX - ENHANCED
ELEVATIONS - COLORED**

A4.1B

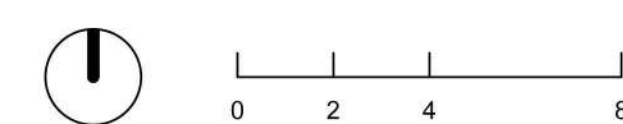


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**10-PLEX FRONT ELEVATION -
STANDARD - COLORED**

A6.1A



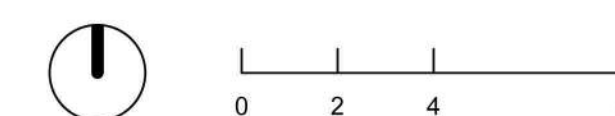


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**29-PLEX FRONT ELEVATION -
STANDARD - COLORED**

A7.1A

Building Material List

- ① "S" Concrete Roof Tile
- ② Clay Tile Accent
- ③ 2x6 Fascia Board
- ④ 3-Coat Exterior Plaster
- ⑤ Decorative Finial
- ⑥ Decorative Metal Railing
- ⑦ Foam Trim with Plaster Over
- ⑧ Overhead Steel Sectional Garage Door
- ⑨ Corbel
- ⑩ Outlooker
- ⑪ Adhered Masonry Veneer
- ⑫ Wood Trellis
- ⑬ Tile
- ⑭ Decorative Shutters



Building Material List

- ① "S" Concrete Roof Tile
- ② Clay Tile Accent
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- ⑤ Decorative Finial
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- ⑩ Outlooker
- ⑪ Adhered Masonry Veneer
- ⑫ Wood Trellis
- ⑬ Tile
- ⑭ Decorative Shutters



Conceptual 6-Plex Left
Scale: $\frac{1}{4}$ "=1'-0"



Conceptual 6-Plex Right
Scale: $\frac{1}{4}$ "=1'-0"



Conceptual 6-Plex Front Elevation
Scale: $\frac{1}{4}$ "=1'-0"

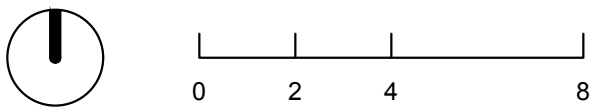


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**CONCEPTUAL 6-PLEX
ENHANCED ELEVATIONS**

A4.ID

Building Material List

- ① "S" Concrete Roof Tile
- ② Clay Tile Accent
- ③ 2x6 Fascia Board
- ④ 3-Coat Exterior Plaster
- ⑤ Decorative Finial
- ⑥ Decorative Metal Railing
- ⑦ Foam Trim with Plaster Over
- ⑧ Overhead Steel Sectional Garage Door
- ⑨ Corbel
- ⑩ Outlooker
- ⑪ Adhered Masonry Veneer
- ⑫ Wood Trellis
- ⑬ Tile
- ⑭ Decorative Shutters



Conceptual 6-Plex Left
Scale: $\frac{1}{4}"=1'-0"$



Conceptual 6-Plex Right
Scale: $\frac{1}{4}"=1'-0"$



Conceptual 6-Plex Rear
Scale: $\frac{1}{4}"=1'-0"$

Building Material List

- ① "S" Concrete Roof Tile
- ② Clay Tile Accent
- ③ 2x6 Fascia Board
- ④ 3-Coat Exterior Plaster
- ⑤ Decorative Finial
- ⑥ Decorative Metal Railing
- ⑦ Foam Trim with Plaster Over
- ⑧ Overhead Steel Sectional Garage Door
- ⑨ Corbel
- ⑩ Outlooker
- ⑪ Adhered Masonry Veneer
- ⑫ Wood Trellis
- ⑬ Tile
- ⑭ Decorative Shutters



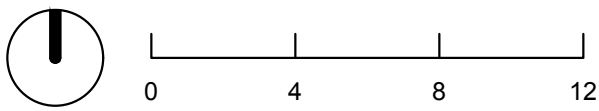
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CONCEPTUAL 10-PLEX
FRONT ELEVATION

A6.2C

Building Material List

- ① "S" Concrete Roof Tile
- ② Clay Tile Accent
- ③ 2x6 Fascia Board
- ④ 3-Coat Exterior Plaster
- ⑤ Decorative Finial
- ⑥ Decorative Metal Railing
- ⑦ Foam Trim with Plaster Over
- ⑧ Overhead Steel Sectional Garage Door
- ⑨ Corbel
- ⑩ Outlooker
- ⑪ Adhered Masonry Veneer
- ⑫ Wood Trellis
- ⑬ Tile
- ⑭ Decorative Shutters



Conceptual 10-Plex Left
Scale: 1/2"=1'-0"



Conceptual 10-Plex Right
Scale: 3/16"=1'-0"

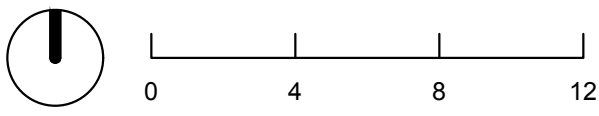


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CONCEPTUAL 10-PLEX
ENHANCED ELEVATIONS

A6.2D

Building Material List

- ① "S" Concrete Roof Tile
- ② Clay Tile Accent
- ③ 2x6 Fascia Board
- ④ 3-Coat Exterior Plaster
- ⑤ Decorative Finial
- ⑥ Decorative Metal Railing
- ⑦ Foam Trim with Plaster Over
- ⑧ Overhead Steel Sectional Garage Door
- ⑨ Corbel
- ⑩ Outlooker
- ⑪ Adhered Masonry Veneer
- ⑫ Wood Trellis
- ⑬ Tile
- ⑭ Decorative Shutters



Conceptual 10-Plex Left
Scale: 1/2"=1'-0"



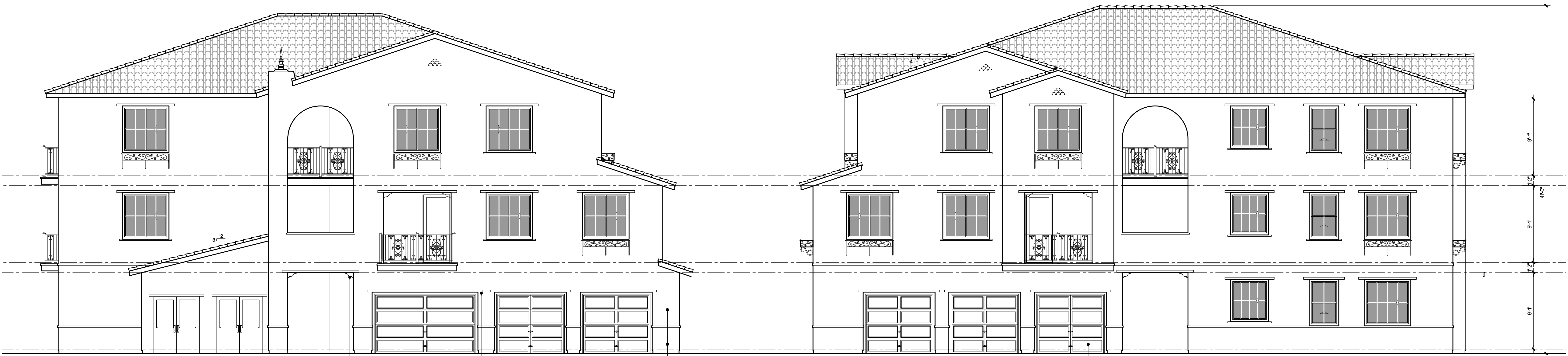
Conceptual 10-Plex Right
Scale: 3/16"=1'-0"



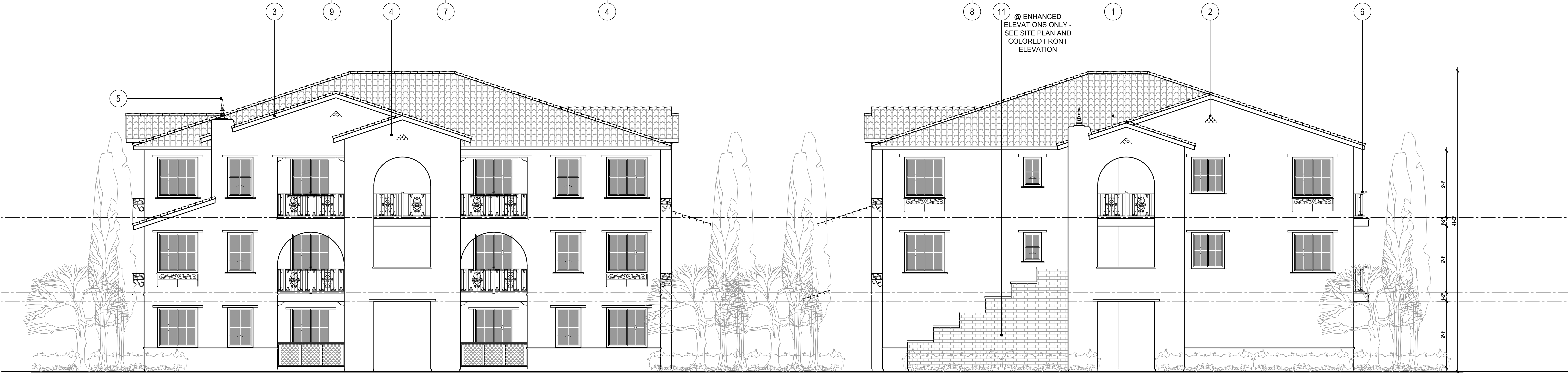
Conceptual 10-Plex Rear
Scale: 3/16"=1'-0"

Building Material List

- ① "S" Concrete Roof Tile
- ② Clay Tile Accent
- ③ 2x6 Fascia Board
- ④ 3-Coat Exterior Plaster
- ⑤ Decorative Finial
- ⑥ Decorative Metal Railing
- ⑦ Foam Trim with Plaster Over
- ⑧ Overhead Steel Sectional Garage Door
- ⑨ Corbel
- ⑩ Outlooker
- ⑪ Adhered Masonry Veneer
- ⑫ Wood Trellis
- ⑬ Tile
- ⑭ Decorative Shutters



Conceptual 29-Plex Stack Flat Rear Elevation
Scale: 3/8"=1'-0"



Conceptual 29-Plex Stack Flat Front Elevation
Scale: 3/8"=1'-0"

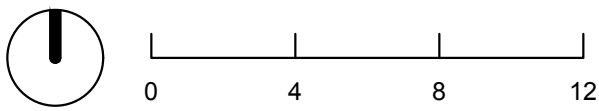


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CONCEPTUAL 29-PLEX
FRONT AND REAR ELEVATIONS

A7.6C

Building Material List

- ① "S" Concrete Roof Tile
- ② Clay Tile Accent
- ③ 2x6 Fascia Board
- ④ 3-Coat Exterior Plaster
- ⑤ Decorative Finial
- ⑥ Decorative Metal Railing
- ⑦ Foam Trim with Plaster Over
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- ⑨ Corbel
- ⑩ Outlooker
- ⑪ Adhered Masonry Veneer
- ⑫ Wood Trellis
- ⑬ Tile
- ⑭ Decorative Shutters



Conceptual 29-Plex Stack Flat Right Elevation
Scale: 1/4"=1'-0"

- ⑥
- ⑨
- ⑦
- ②
- ③
- ①
- ⑧
- ④



Conceptual 29-Plex Stack Flat Left Elevation
Scale: 1/4"=1'-0"

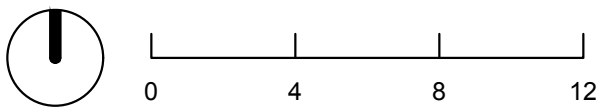


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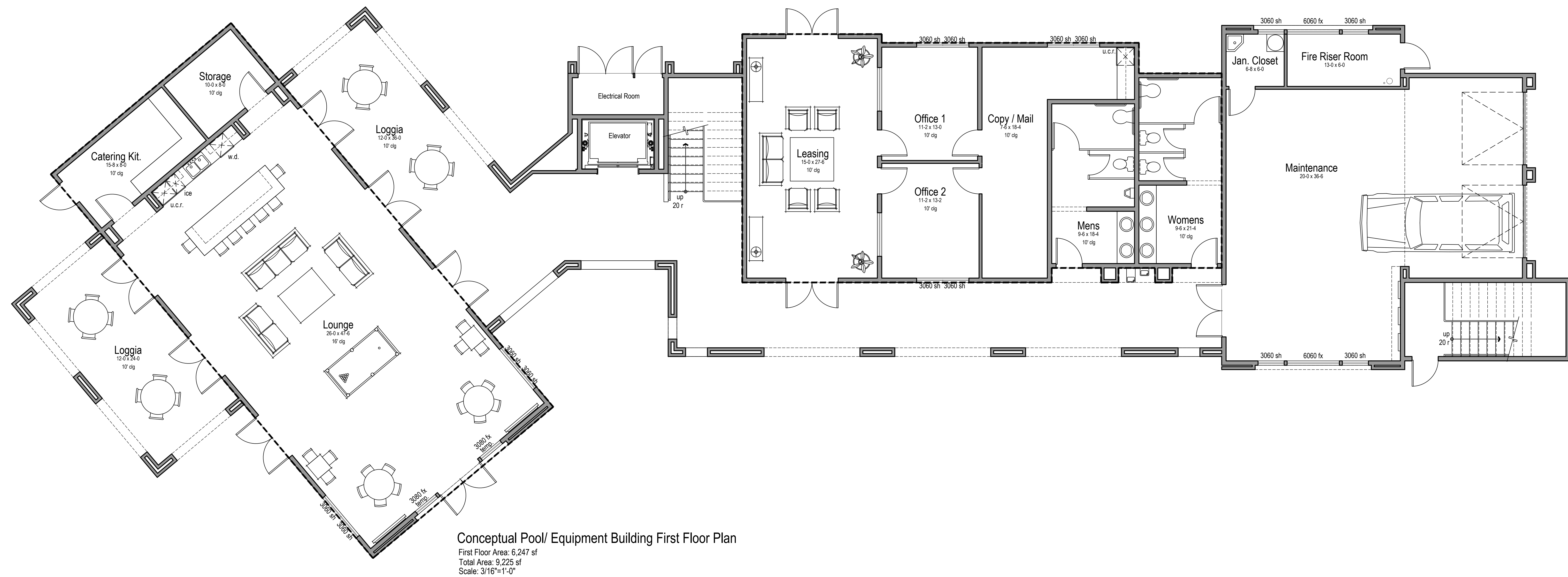
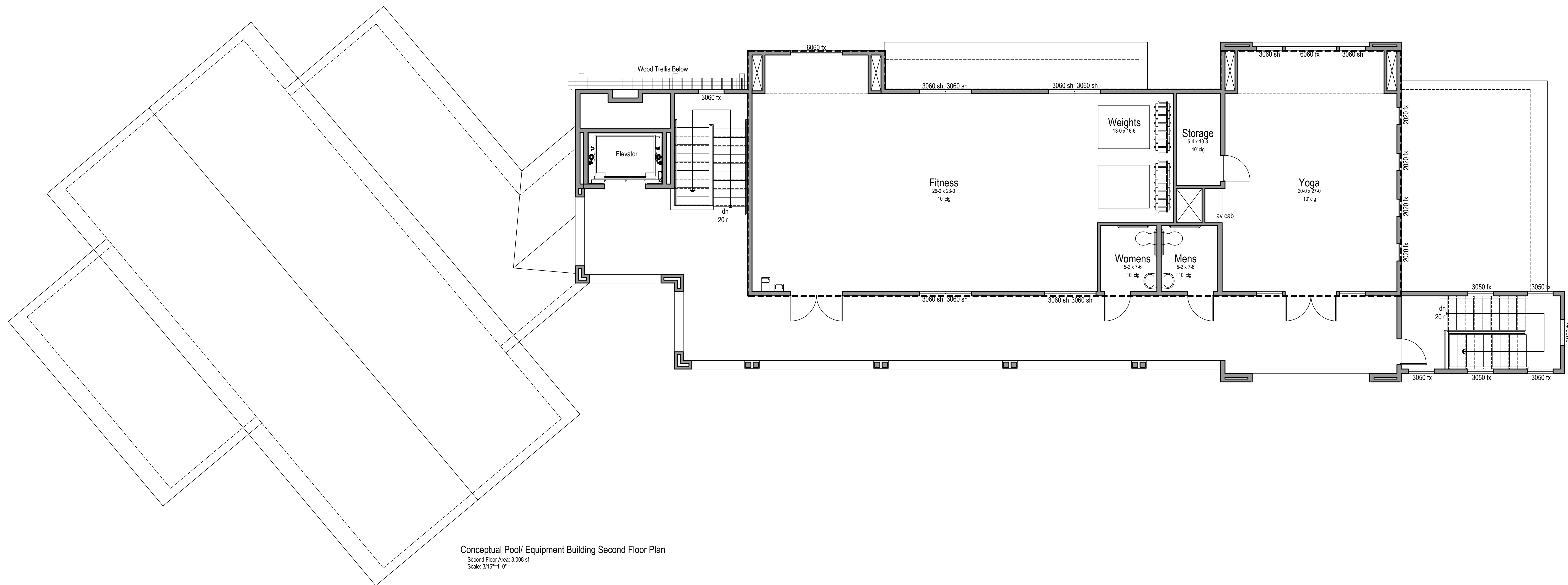
CAMPUS OAKS APARTMENTS
ROSEVILLE, CA # 2016-0709

DESIGN DEVELOPMENT
OCTOBER 17, 2016
REV. 1 - SEPTEMBER 26, 2016 - MPP SUBMITTAL
REV. 2 - NOVEMBER 4, 2016 - MPP RE-SUBMITTAL #1
REV. 3 - JANUARY 11, 2017 - MPP RE-SUBMITTAL #2



CONCEPTUAL 29-PLEX
LEFT AND RIGHT ELEVATIONS

A7.7



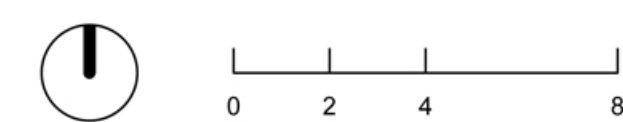


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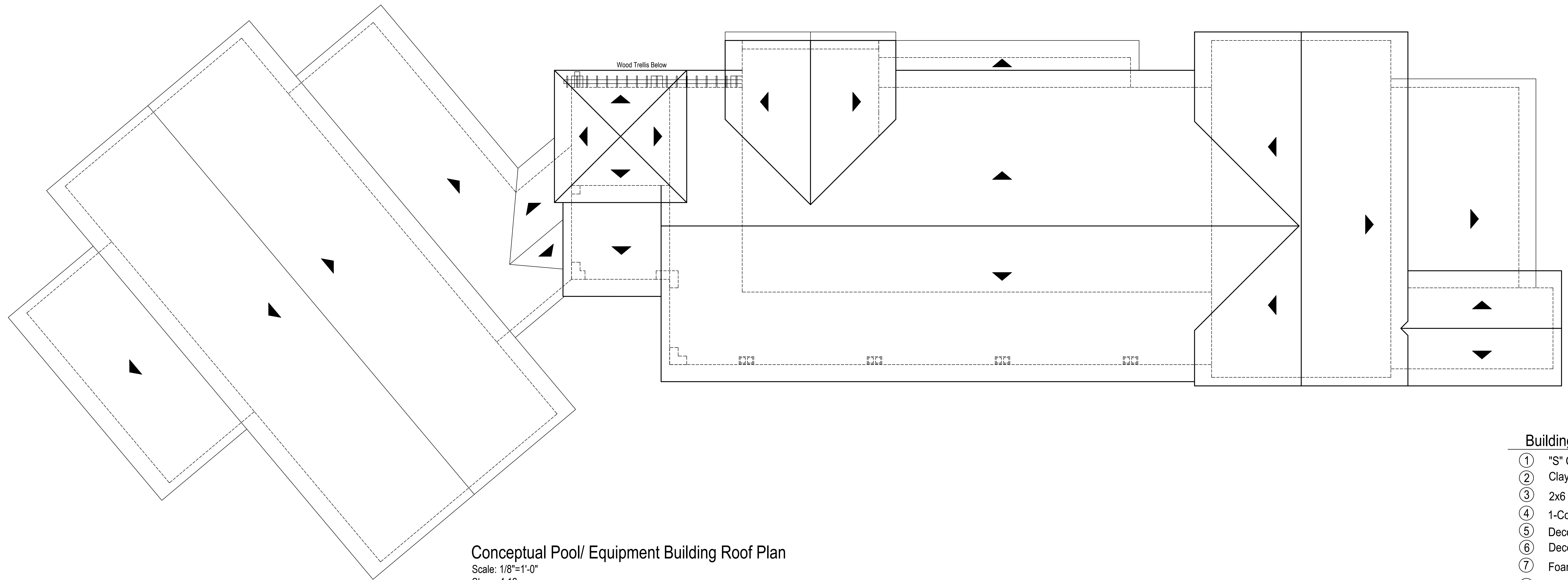
CAMPUS OAKS APARTMENTS
ROSEVILLE, CA # 2016-0709

DESIGN DEVELOPMENT
OCTOBER 17, 2016
REV. 2 - NOVEMBER 4, 2016



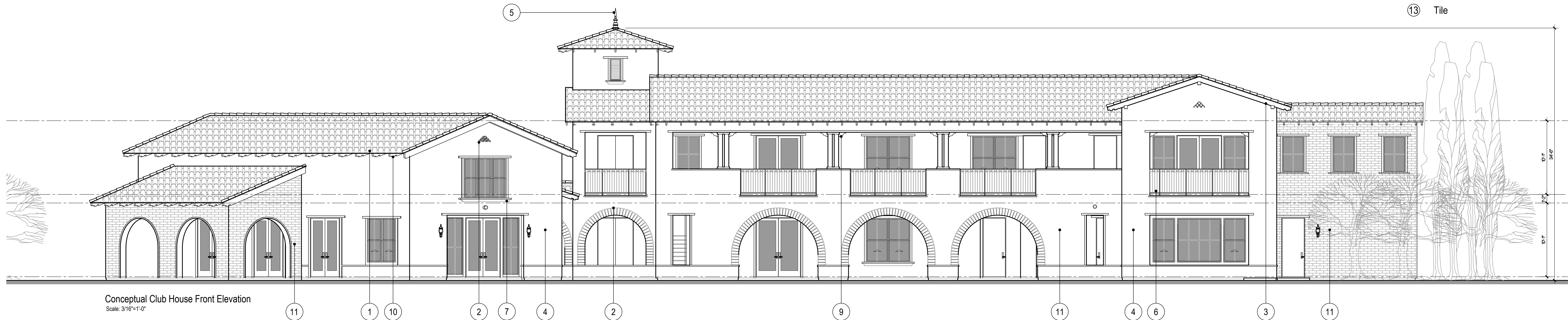
**CLUBHOUSE FRONT ELEVATION -
STANDARD - COLORED**

A9.1A



Conceptual Pool/ Equipment Building Roof Plan
Scale: 1/8"=1'-0"
Slope: 4:12
Overhang: 24" - Rake: 12"

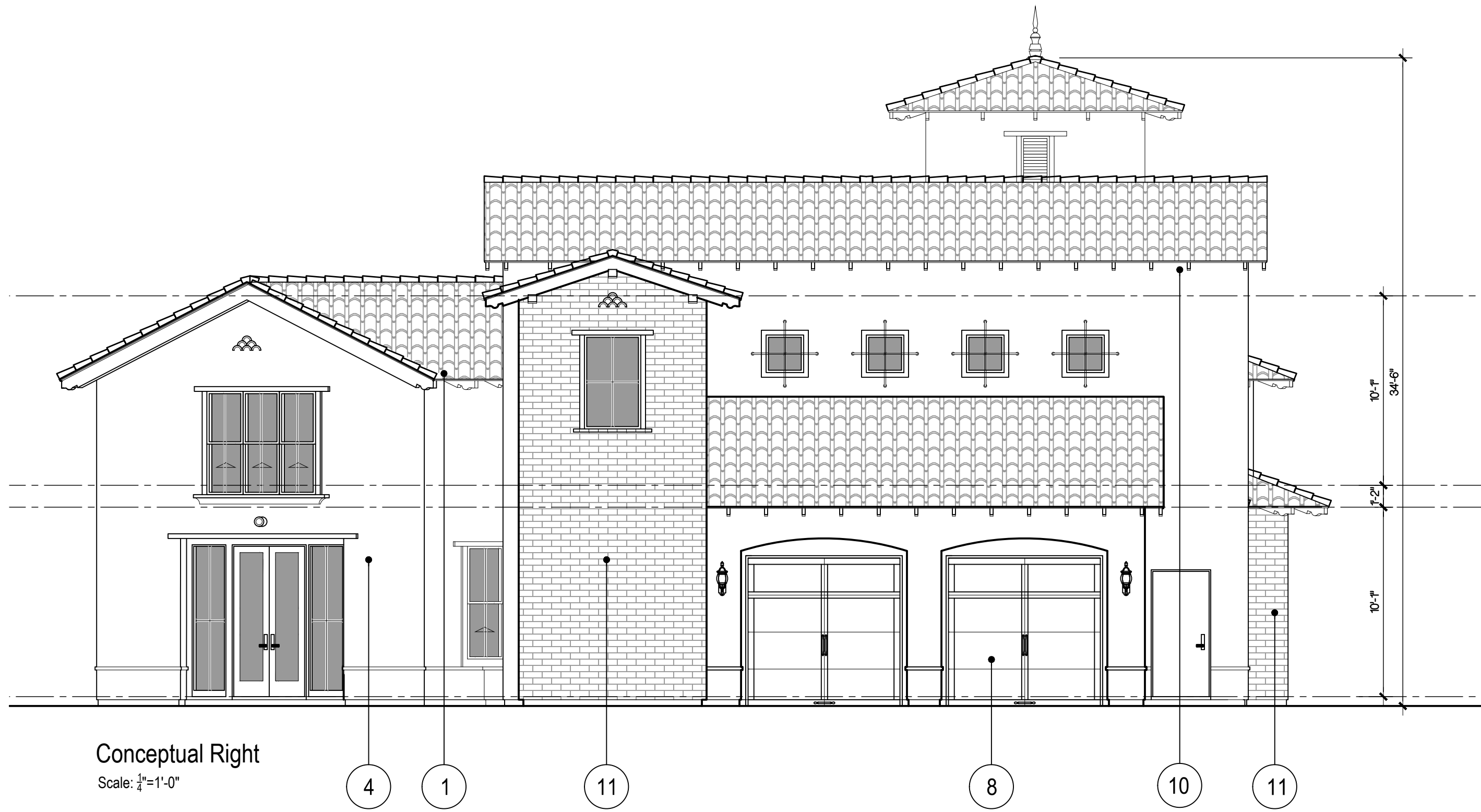
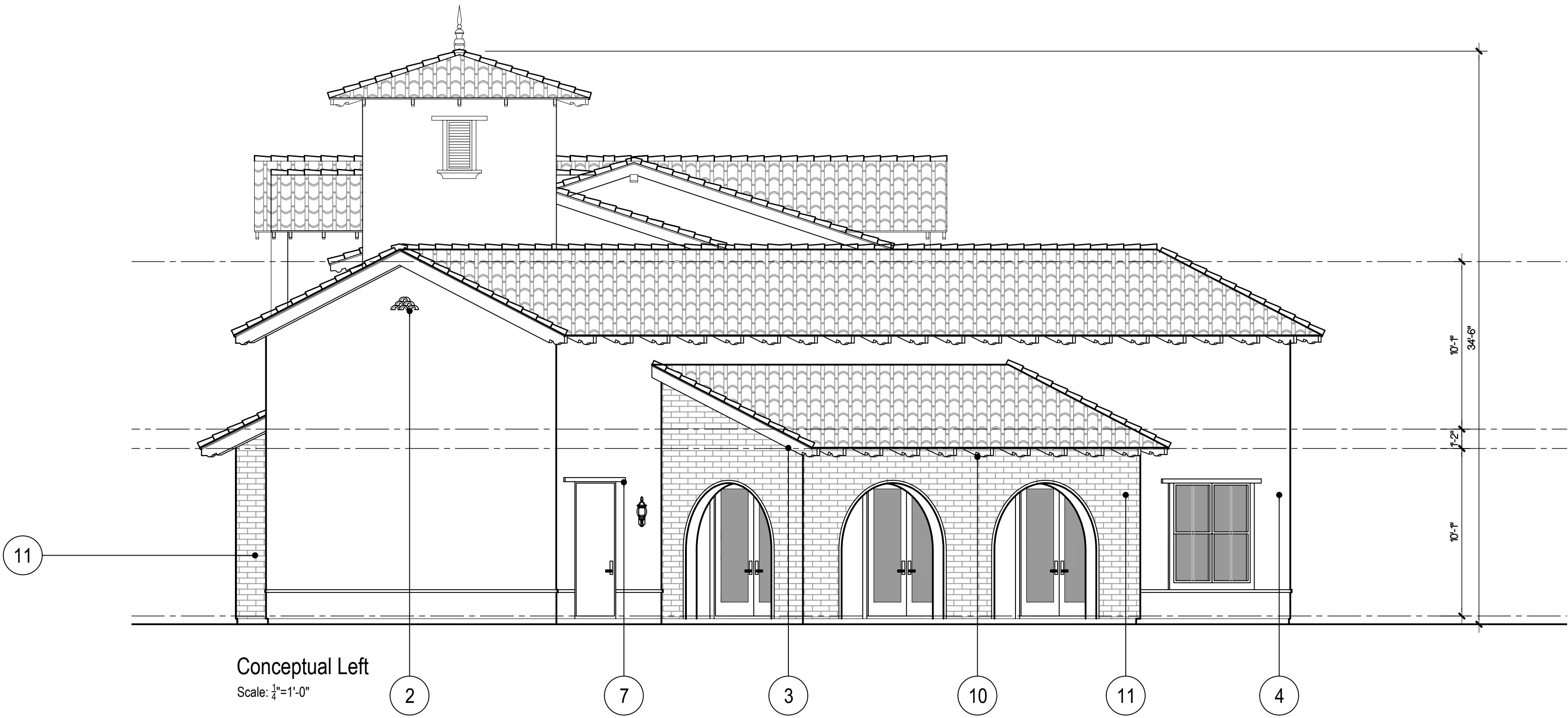
- Building Material List
- ① "S" Concrete Roof Tile
 - ② Clay Tile Accent
 - ③ 2x6 Fascia Board
 - ④ 1-Coat Exterior Plaster
 - ⑤ Decorative Metal Finial
 - ⑥ Decorative Metal Railing
 - ⑦ Foam Trim with Plaster Over
 - ⑧ Overhead Steel Sectional Garage Door
 - ⑨ Corbel
 - ⑩ Outlooker
 - ⑪ Manufactured Stone Veneer
 - ⑫ Wood Trellis
 - ⑬ Tile



Conceptual Club House Front Elevation
Scale: 3/16"=1'-0"

Building Material List

- ① "S" Concrete Roof Tile
- ② Clay Tile Accent
- ③ 2x6 Fascia Board
- ④ 1-Coat Exterior Plaster
- ⑤ Decorative Metal Finial
- ⑥ Decorative Metal Railing
- ⑦ Foam Trim with Plaster Over
- ⑧ Overhead Steel Sectional Garage Door
- ⑨ Corbel
- ⑩ Outlooker
- ⑪ Manufactured Stone Veneer
- ⑫ Wood Trellis
- ⑬ Tile



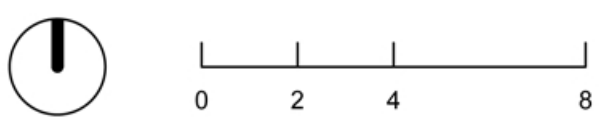


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ROSEVILLE, CA # 2016-0709

DESIGN DEVELOPMENT
OCTOBER 17, 2016
REV. 2 - NOVEMBER 4, 2016

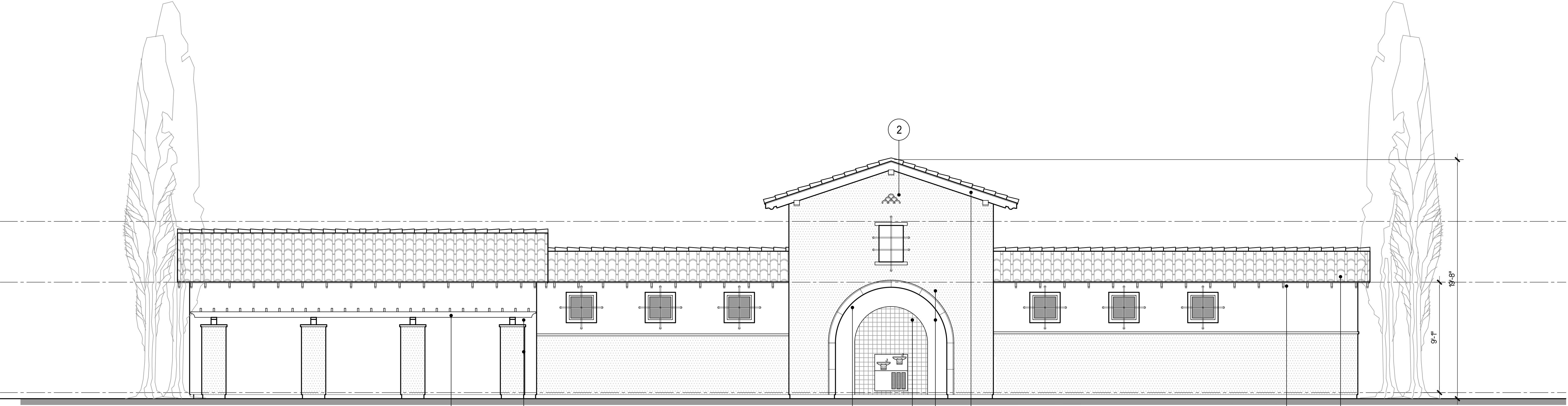
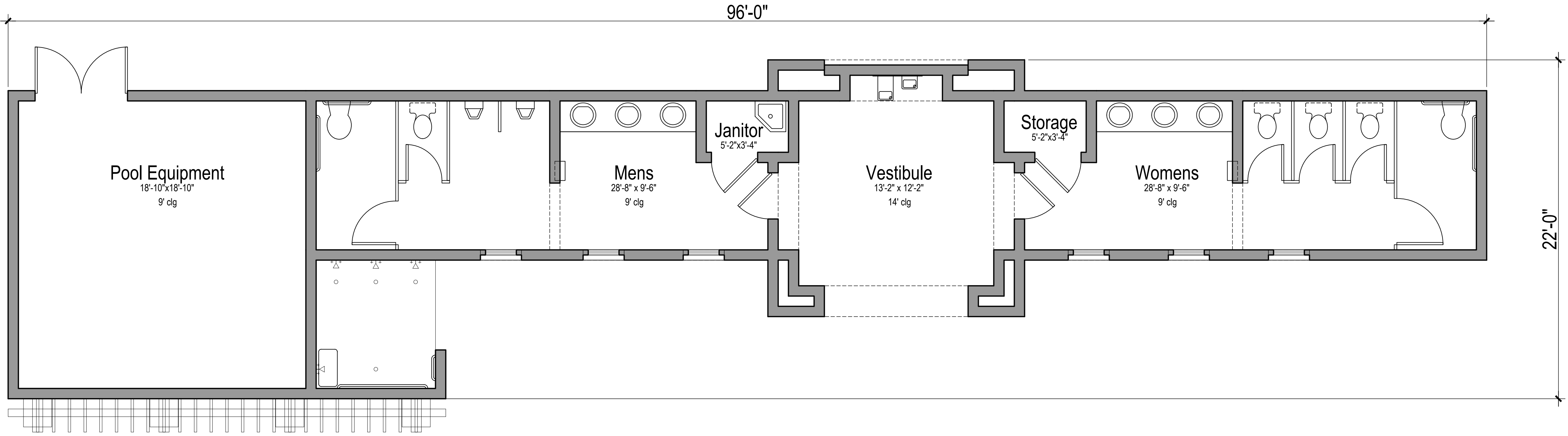


**POOL BUILDING FRONT ELEVATION
STANDARD - COLORED**

A10.1A

Building Material List

- ① "S" Concrete Roof Tile
- ② Clay Tile Accent
- ③ 2x6 Fascia Board
- ④ 1-Coat Exterior Plaster
- ⑤ Decorative Metal Finial
- ⑥ Decorative Metal Railing
- ⑦ Foam Trim with Plaster Over
- ⑧ Overhead Steel Sectional Garage Door
- ⑨ Corbel
- ⑩ Outlooker
- ⑪ Manufactured Stone Veneer
- ⑫ Wood Trellis
- ⑬ Tile



Conceptual Pool/ Equipment Building Front Elevation
Scale: 1/4"=1'-0"

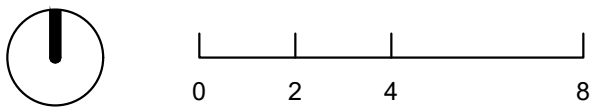


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ROSEVILLE, CA # 2016-0709

DESIGN DEVELOPMENT
OCTOBER 17, 2016
REV. 2 - NOVEMBER 4, 2016

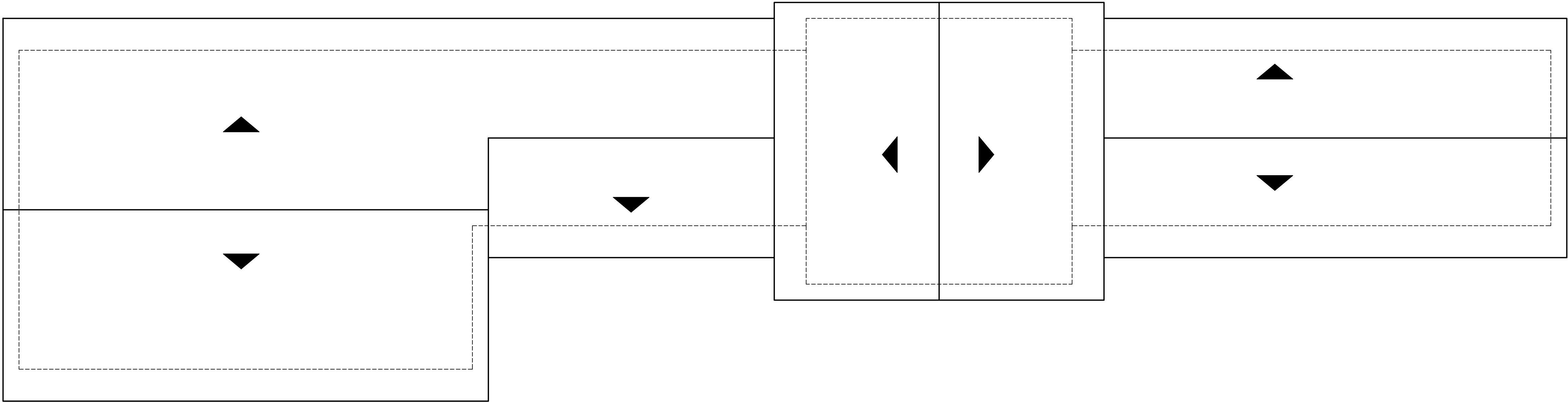


CONCEPTUAL POOL BUILDING FLOOR
PLAN AND FRONT ELEVATION

A10.0B

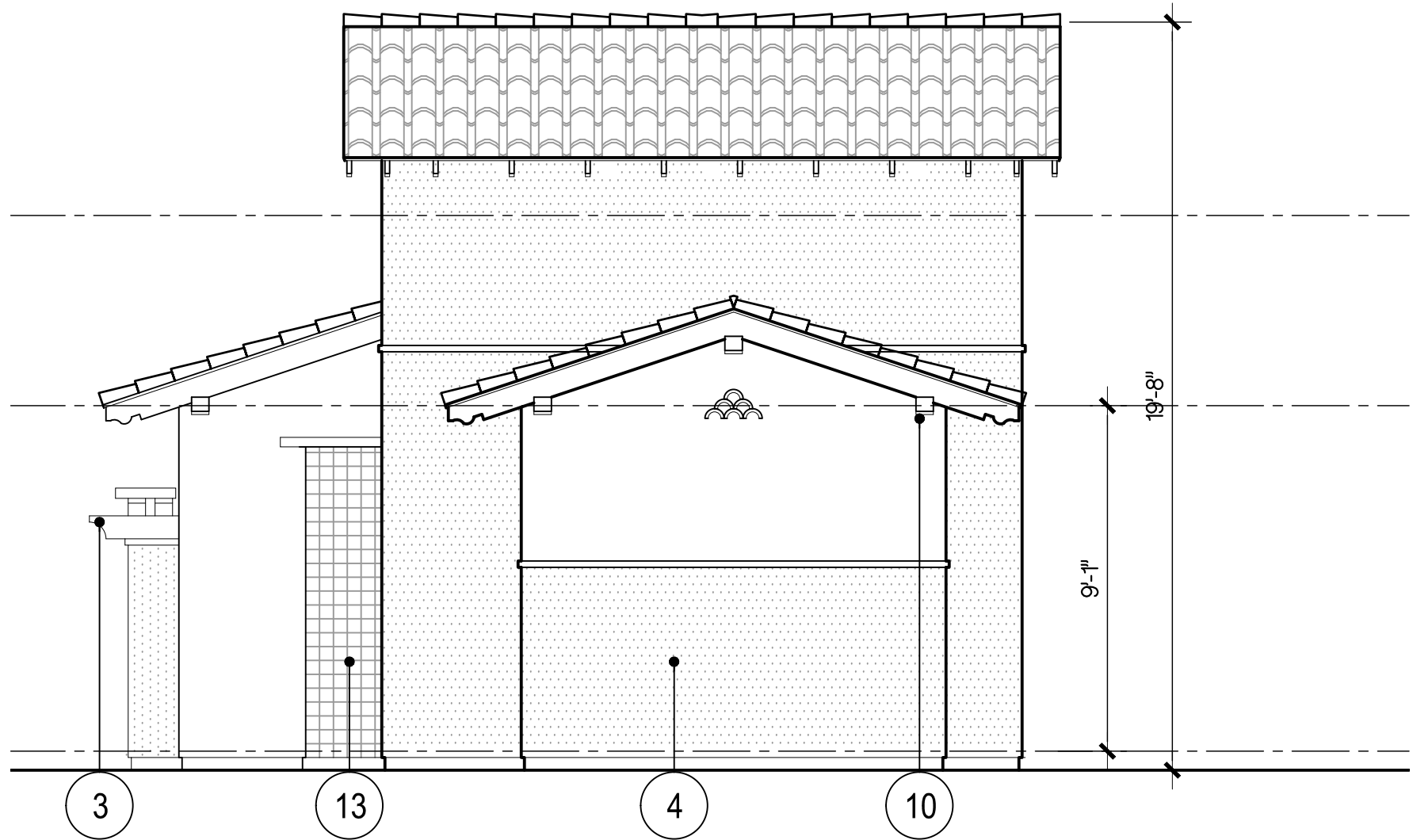
Building Material List

- ① "S" Concrete Roof Tile
- ② Clay Tile Accent
- ③ 2x6 Fascia Board
- ④ 1-Coat Exterior Plaster
- ⑤ Decorative Metal Finial
- ⑥ Decorative Metal Railing
- ⑦ Foam Trim with Plaster Over
- ⑧ Overhead Steel Sectional Garage Door
- ⑨ Corbel
- ⑩ Outlooker
- ⑪ Manufactured Stone Veneer
- ⑫ Wood Trellis
- ⑬ Tile

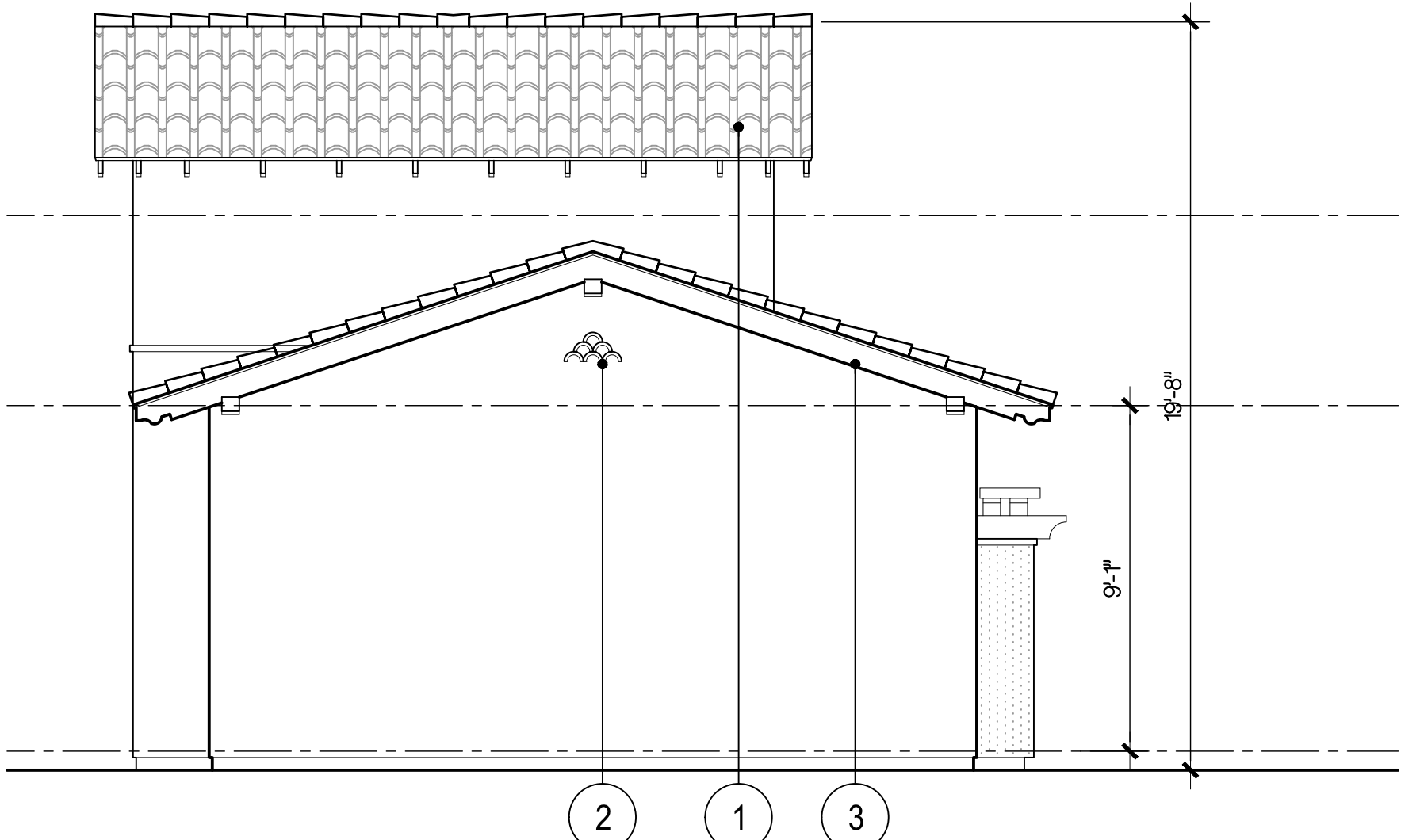


Roof Plan

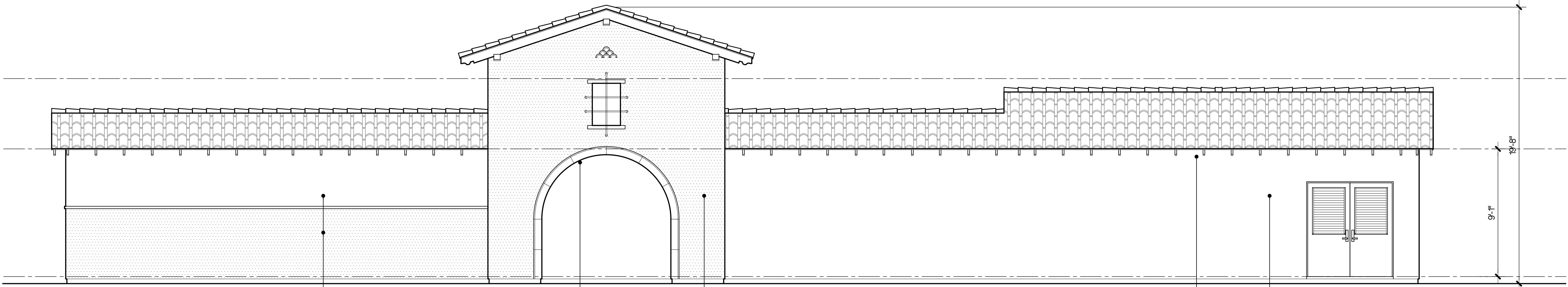
Scale: 1/4"=1'-0"
Slope: 4:12
Overhang: 24" - Rake: 12"



Conceptual Right
Scale: 3/4"=1'-0"



Conceptual Left
Scale: 3/4"=1'-0"



Conceptual Rear
Scale: 3/4"=1'-0"



Landscape Key	
1	MAIN COMMUNITY ENTRY • COMMUNITY MONUMENT • SPECIAL PAVING
2	RECREATION AREA SWIMMING POOL & SPA (SEE SHEET L-4)
3	RECREATION AREA BEACH VOLLEYBALL (SEE SHEET L-4)
4	POCKET PARK (SEE SHEET L-5) • AGE SEPERATED TOT LOTS (2-5 & 5-12)
5	OUTDOOR LIVING ROOM (SEE SHEET L-5)
6	CENTRAL PASEO (SEE SHEET L-5) • OPEN LAWN /BIOSWALE • ALLEE OF SHADE TREE • BENCH SEATING
7	TYPICAL RESIDENTIAL COURTYARD (SEE SHEET L-5)
8	BIOSWALE • BENCH SEATING • SHADE TREES
9	TYPICAL ROW HOUSE PASEO • PATHWAY • ENTRY PILASTER
10	FOCAL TREE OR HEDGE @ ALLEY TERMINUS
11	29-PLEX CLUSTER APARTMENT BLD (TYP.) (REFER TO ARCHITECTURE PLANS)
12	ROW HOUSES (TYP.) (REFER TO ARCHITECTURE PLANS)
13	NEIGHBORHOOD ENTRY • SPECIAL PAVING
14	PARKING LOT SHADE TREES (TYP.)
15	TRASH ENCLOSURE

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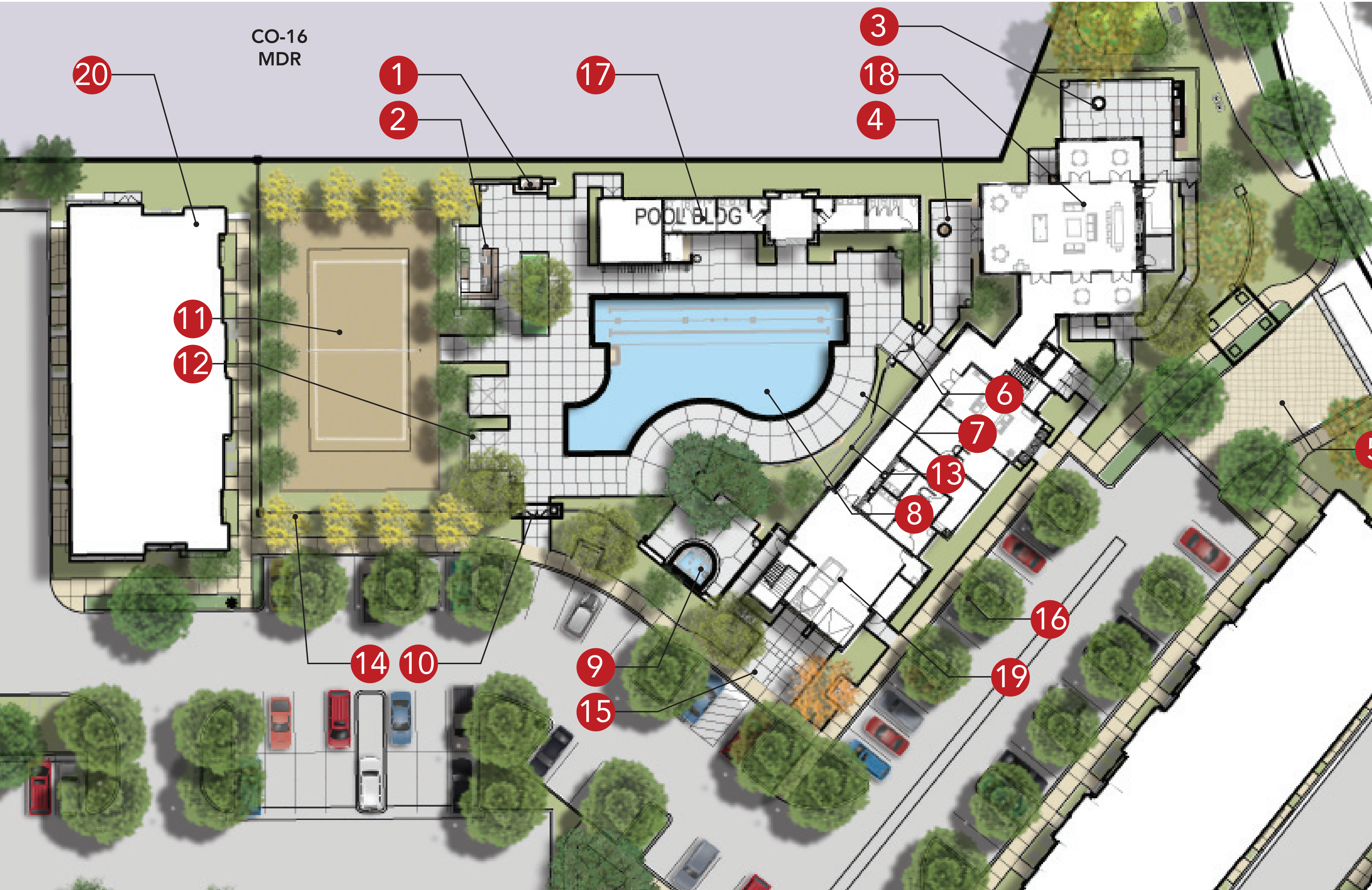
CO-23 HDR
Conceptual Landscape Plan

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CONCERN
LANDSCAPE ARCHITECTURE
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O 949.250.4822 www.landconcern.com

CAMPUS OAKS APARTMENTS
ROSEVILLE, CALIFORNIA

Landscape Key

- 1
- OUTDOOR FIREPLACE
 - SOFT SEATING
- 2
- OUTDOOR DINNING AREA
 - BUILT-IN BBQ
 - BAR COUNTER TOP
- 3
- CLUBHOUSE PATIO
 - SOFT SEATING
 - BUILT-IN BBQ
- 4
- OUTDOOR LIVING ROOM
 - FIRE ELEMENT
 - SOFT SEATING
- 5
- MAIN COMMUNITY ENTRY
 - COMMUNITY MONUMENT / SIGN WALL
 - SPECIAL PAVING
- 6
- POOL ACCESS GATE
- 7
- CABANAS
 - LOUNGE SEATING
- 8
- RESORT STYLE POOL
 - (2) LAP LANES
- 9
- SPA
 - DECORATIVE SCREEN WALL
 - POSSIBLE WATER FEATURE ELEMENT
- 10
- POOL ACCESS GATE
 - DOUBLE GATE
 - OVERHEAD ELEMENT
- 11
- BEACH VOLLEY BALL COURT
- 12
- POOL CABANAS
 - 10X10'
 - LOUNGE SEATING
- 13
- GLASS POOL ENCLOSURE FENCE
 - (SEE SHEET L-6)
- 14
- TUBULAR STEEL POOL ENCLOSURE FENCE
 - (SEE SHEET L-6)
- 15
- MAINTENANCE DRIVEWAY
- 16
- PARKING LOT SHADE TREES (TYP.)
- 17
- POOL BUILDING (REFER TO ARCHITECTURE PLANS)
 - RESTROOMS
 - SHOWERS
 - POOL EQUIPMENT
- 18
- RESIDENT CLUBHOUSE
 - (REFER TO ARCHITECTURE PLANS)
- 19
- LEASING OFFICE
 - (REFER TO ARCHITECTURE PLANS)
- 20
- ROW HOUSES (TYP.)
 - (REFER TO ARCHITECTURE PLANS)



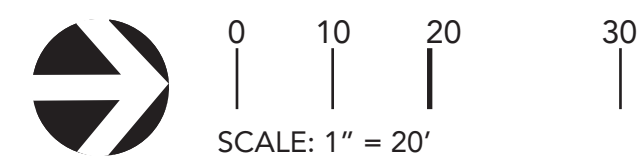
Canel Companies

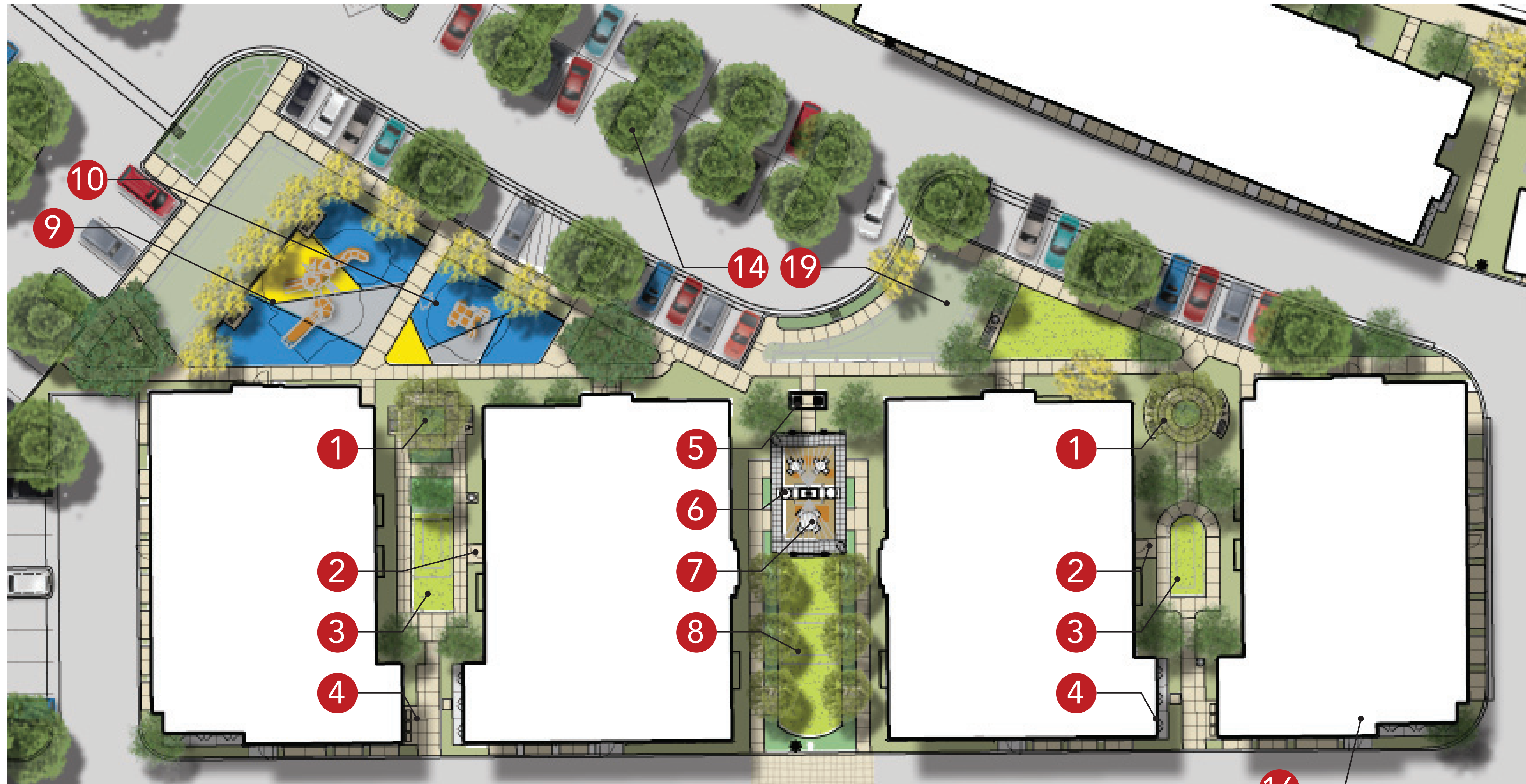
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CAMPUS OAKS APARTMENTS

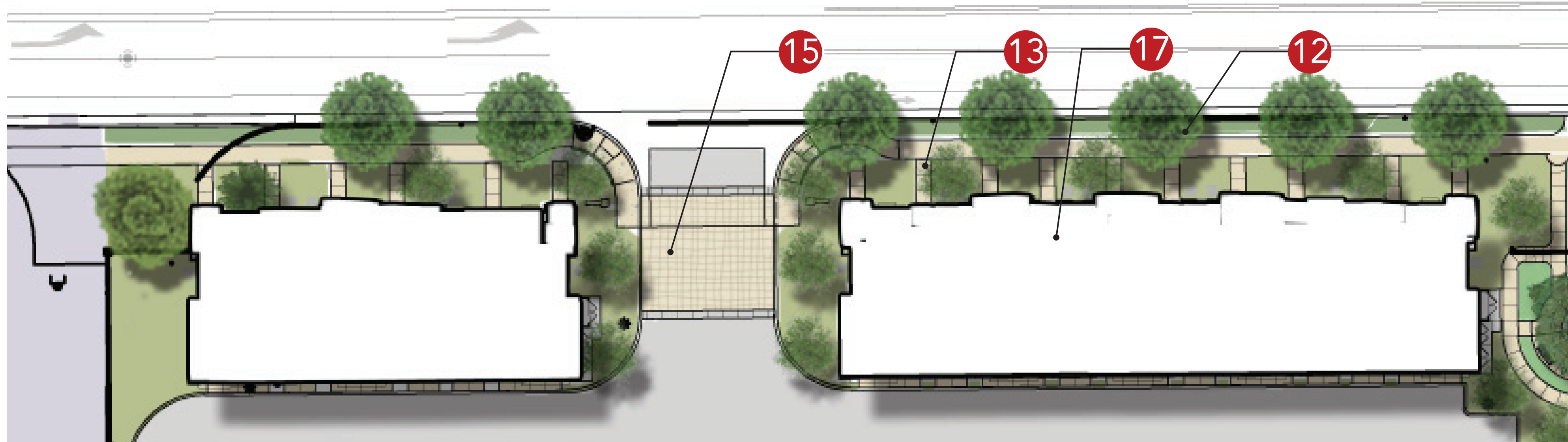
ROSEVILLE, CALIFORNIA

Recreation Area
Conceptual Landscape Plan





Typical Courtyard Concept



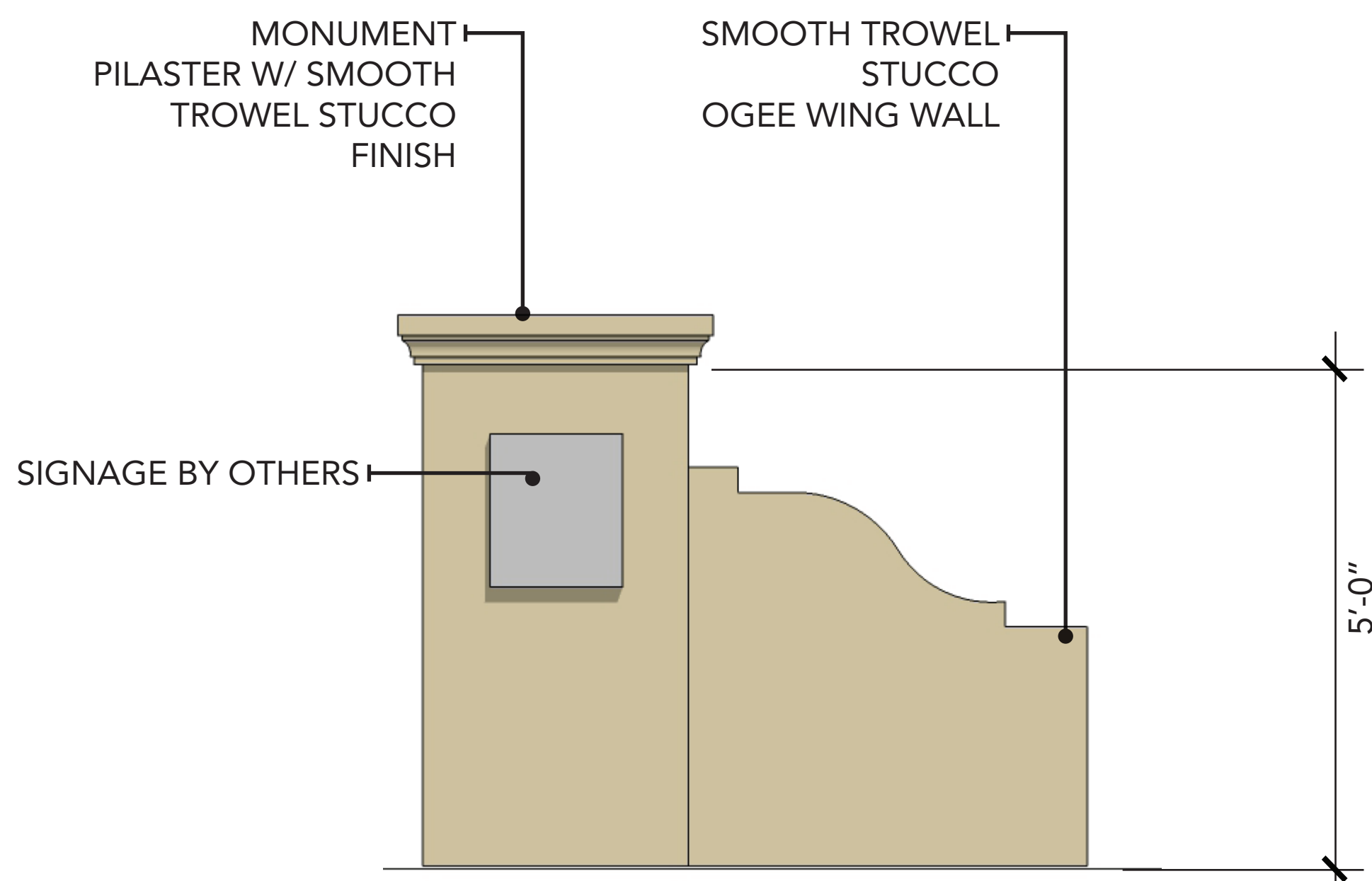
Typical Row House Concept / Streetscape

Landscape Key

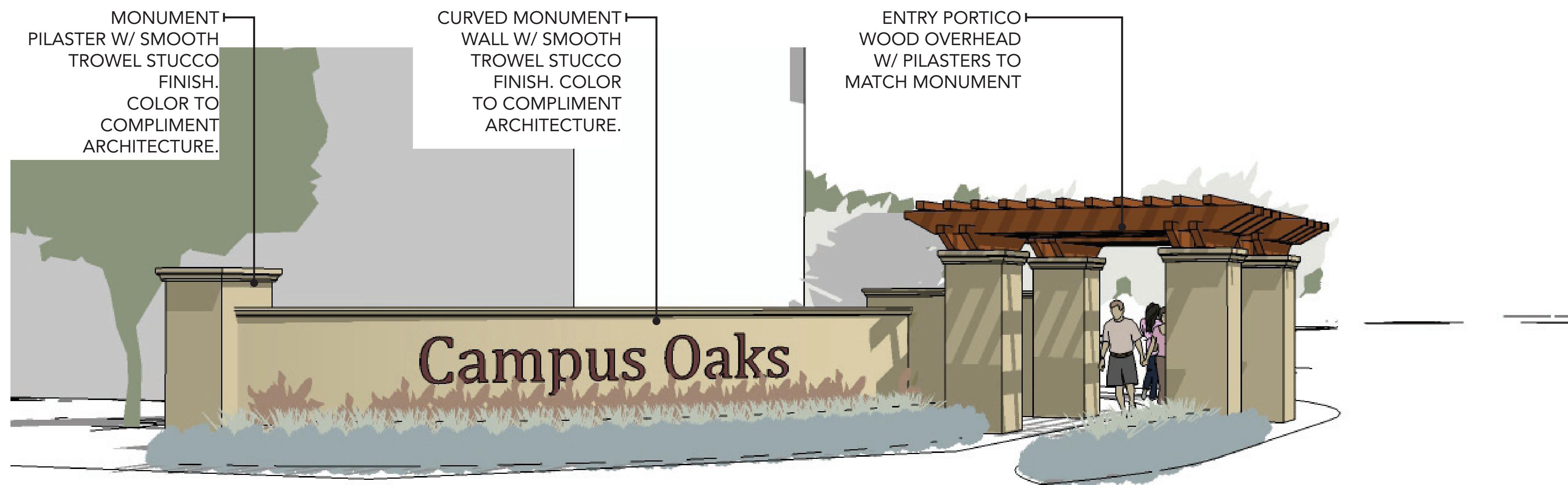
- 1 COURTYARD FOCAL TREE
• BENCH SEATING
- 2 COURTYARD ENTRY
- 3 OPEN LAWN
- 4 MAIL KIOSK (REFER TO ARCHITECTURE PLANS)
- 5 CENTRAL PASEO PORTAL
• OVERHEAD ELEMENT
- 6 OUTDOOR FIREPLACE
• STRING LIGHTING
• SOFT SEATING
- 7 OUTDOOR DINNING
• GATHERING TABLE
- 8 OPEN LAWN PICNIC TABLES
• ALLEE OF TREES
- 9 5-12 YEARS OLD CHILDREN'S TOT LOT
(SEE SHEET L-7)
• PLAY EQUIPMENT
• RUBBERIZED SURFACE
• BENCH SEATING
- 10 2-5 YEARS OCHILDREN'S TOT LOT
(SEE SHEET L-7)
• ACTIVE PLAY
• BENCH SEATING
- 11 CORNER FOCAL TREE
- 12 STREET TREES PER MASTER DEVELOPER
- 13 TYPICAL ENTRY WALK
- 14 PARKING LOT SHADE TREES (TYP.)
- 15 NEIGHBORHOOD ENTRY (SEE SHEET L-6)
• SPECIAL PAVING
• COMMUNITY MONUMENT
- 16 29-PLEX CLUSTER APARTMENT BLD (TYP.)
(REFER TO ARCHITECTURE PLANS)
- 17 ROW HOUSES (TYP.)
(REFER TO ARCHITECTURE PLANS)
- 19 BIOSWALE / OPEN LAWN
• BENCH SEATING

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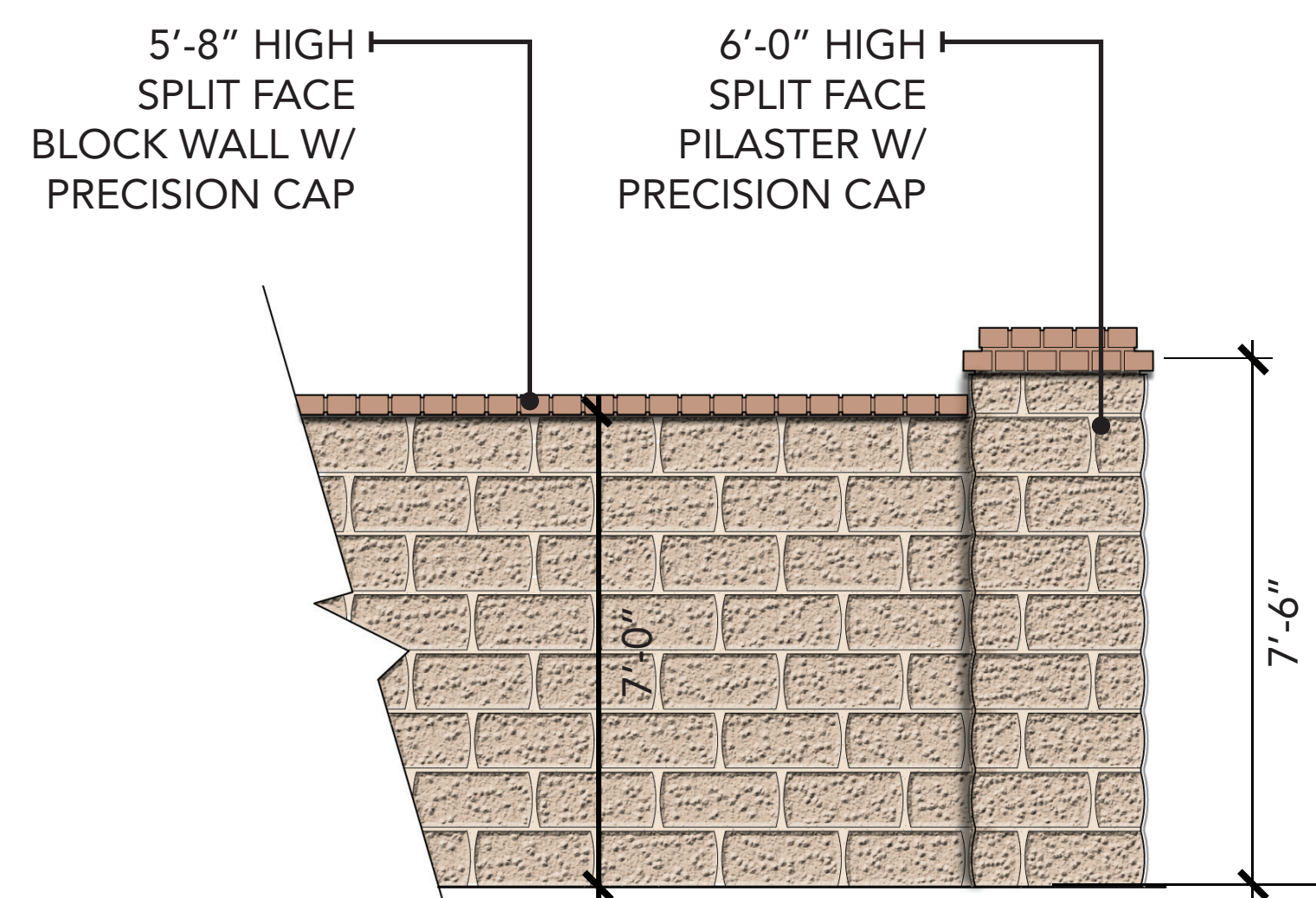
Conceptual Landscape Plan



Secondary Monument

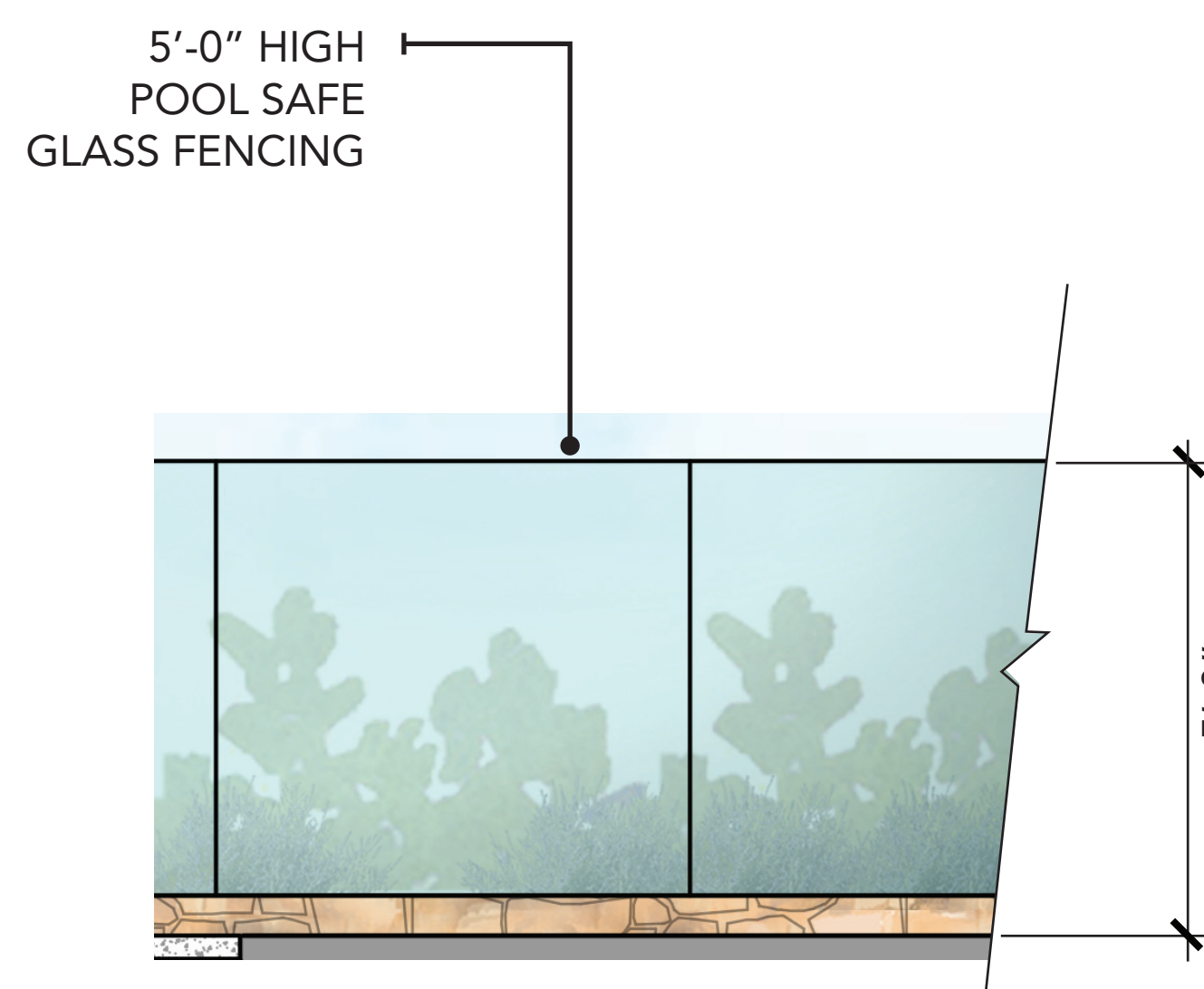


Primary Entry Monument



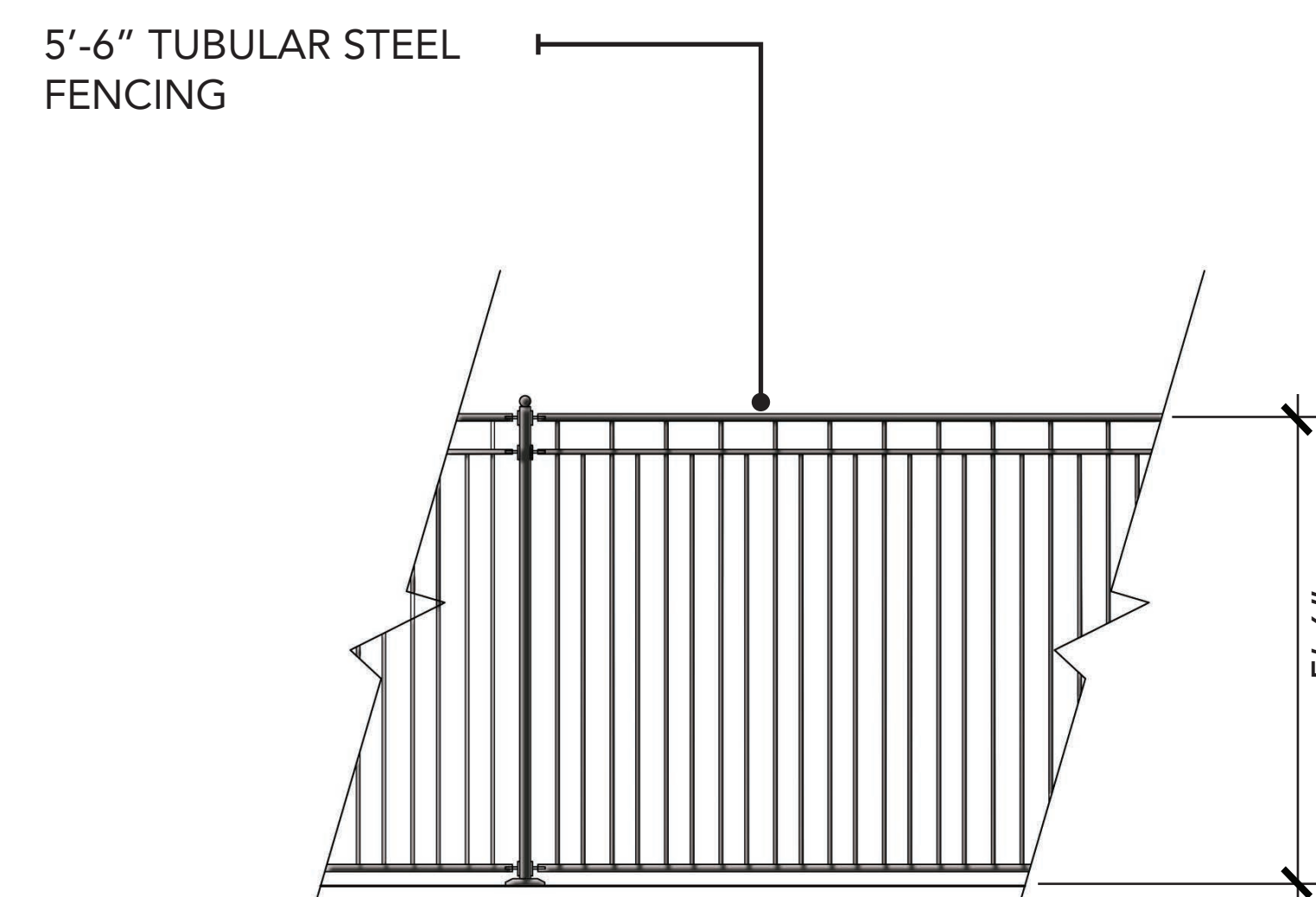
Perimeter Wall

SCALE: 1/2" = 1'-0"



Glass Pool Enclosure Fencing

SCALE: 1/2" = 1'-0"



Tubular Steel Pool Enclosure Fencing

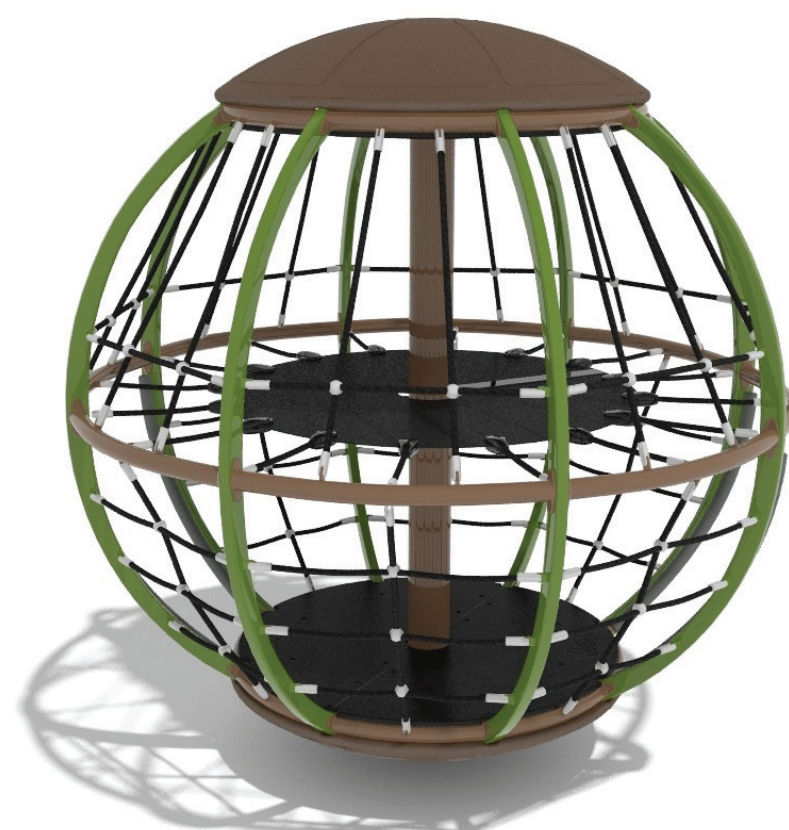
SCALE: 1/2" = 1'-0"



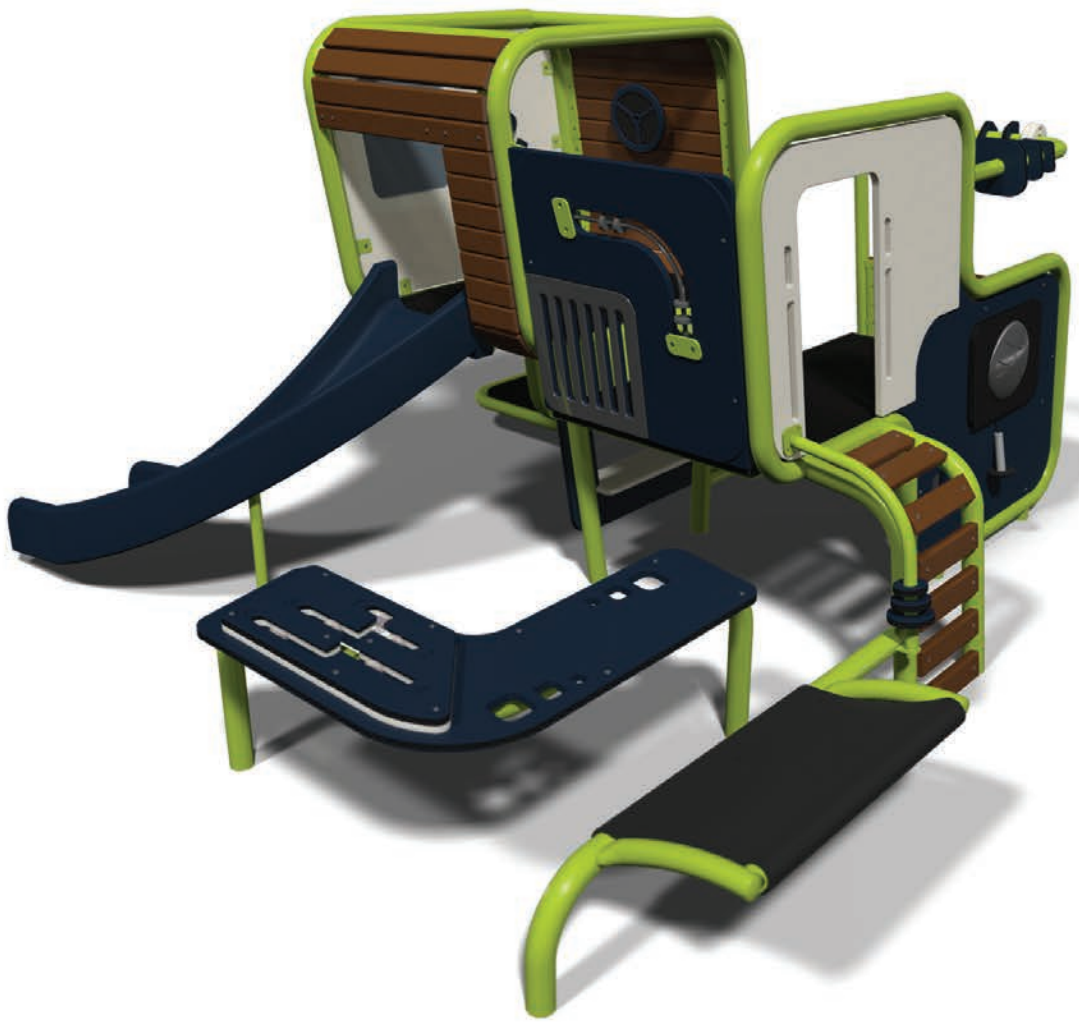
5-12 Years Tot Lot CO-23



Site Furnishings



5-12 Years Tot Lot CO-22 Linear Park



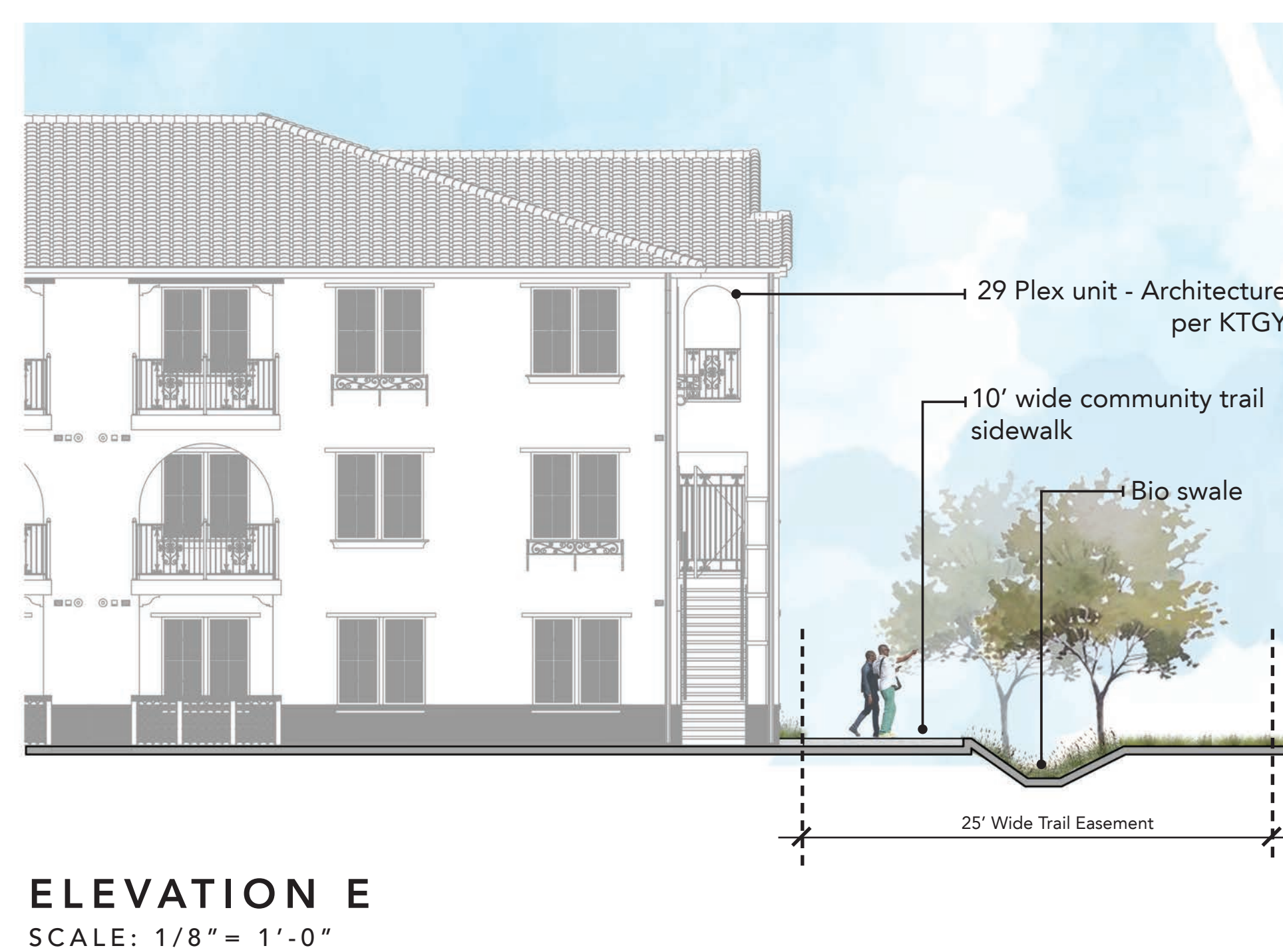
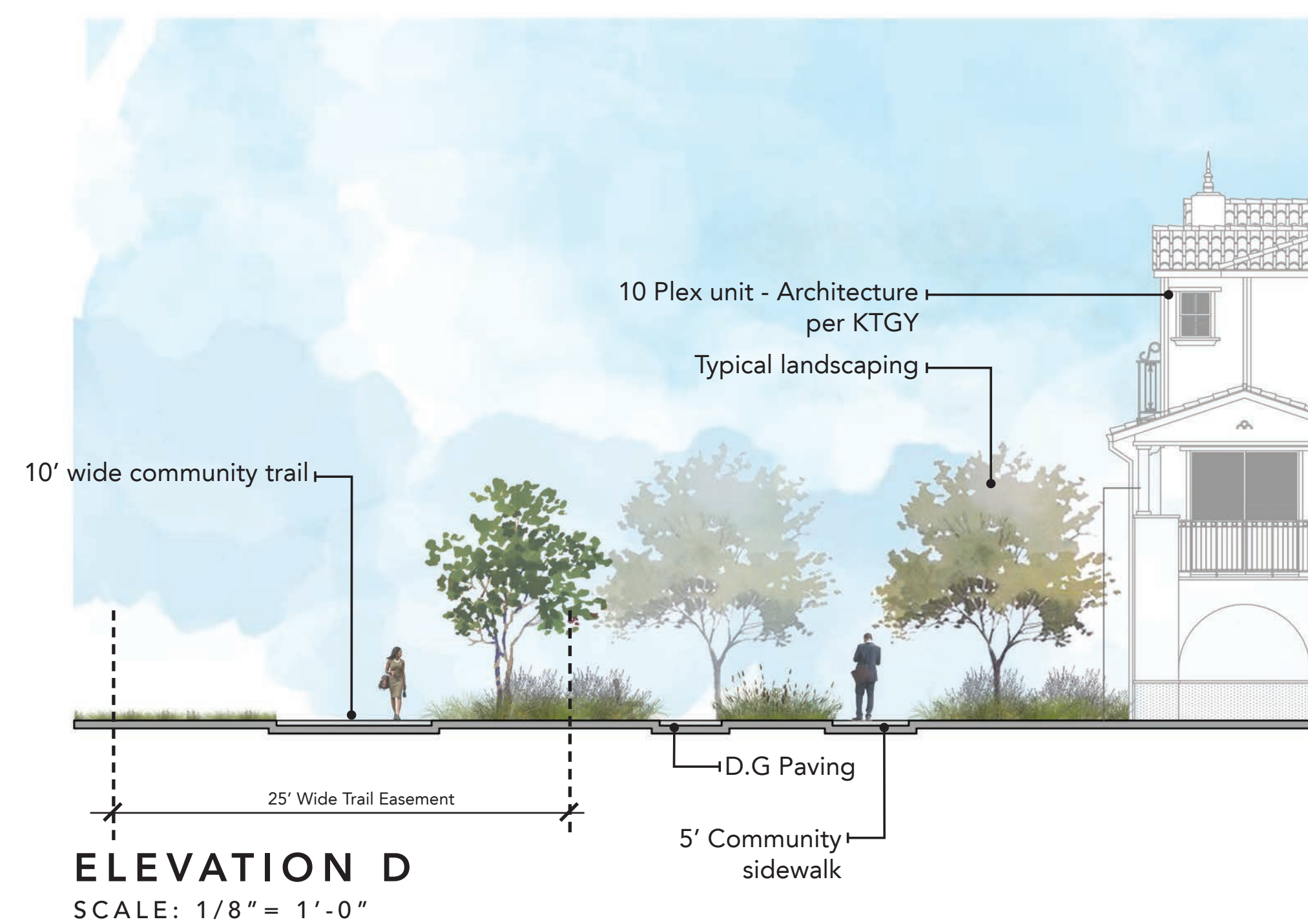
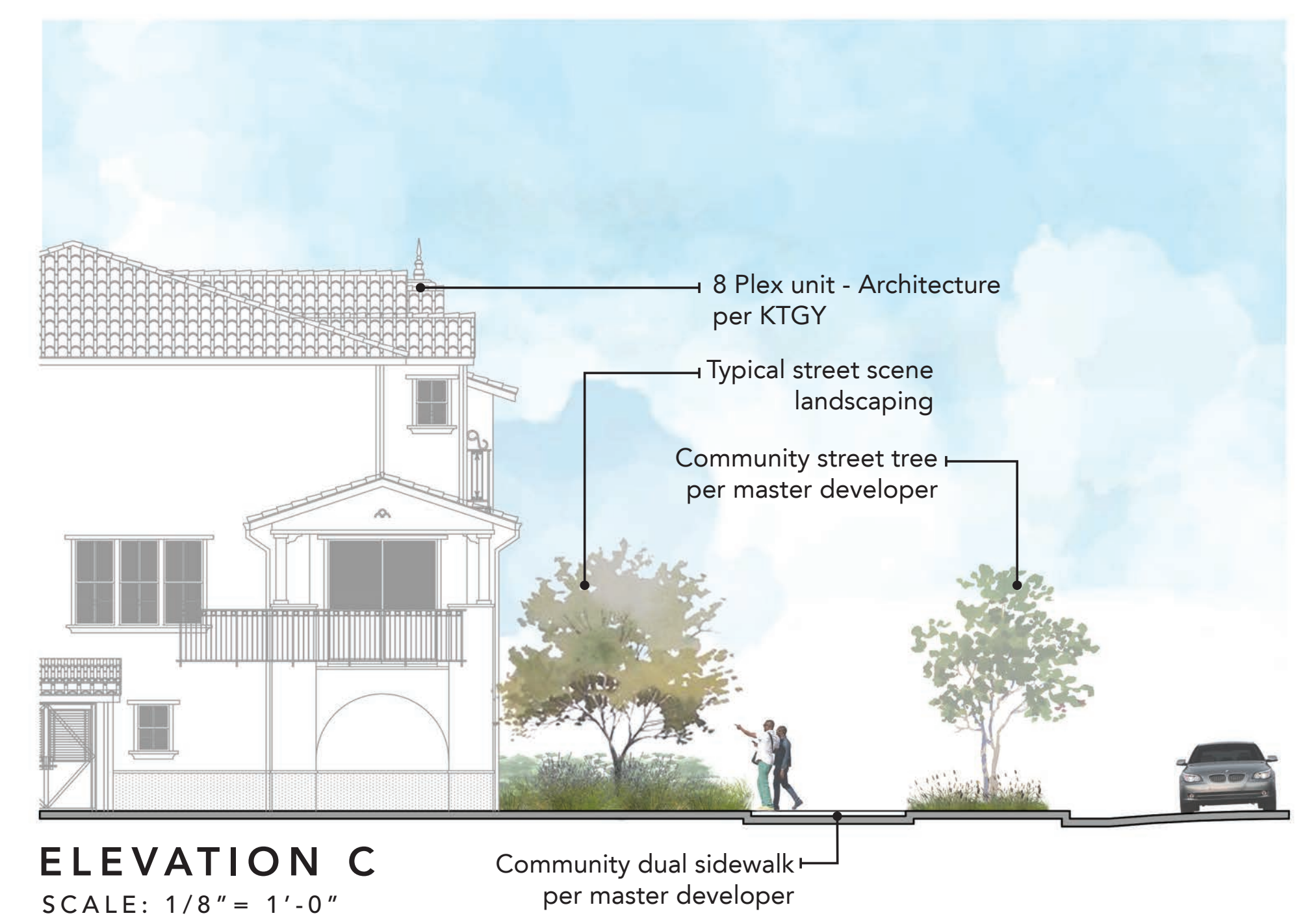
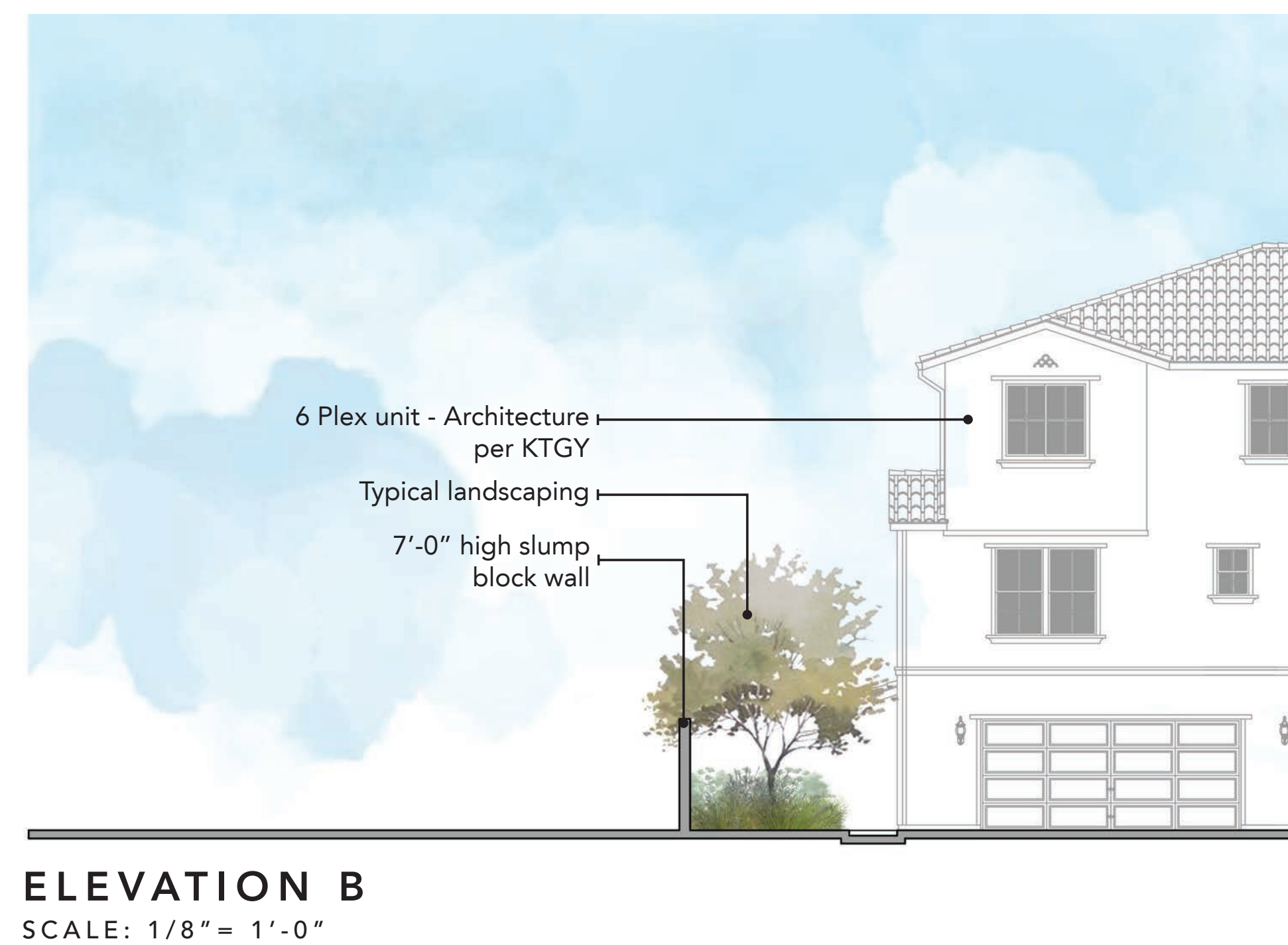
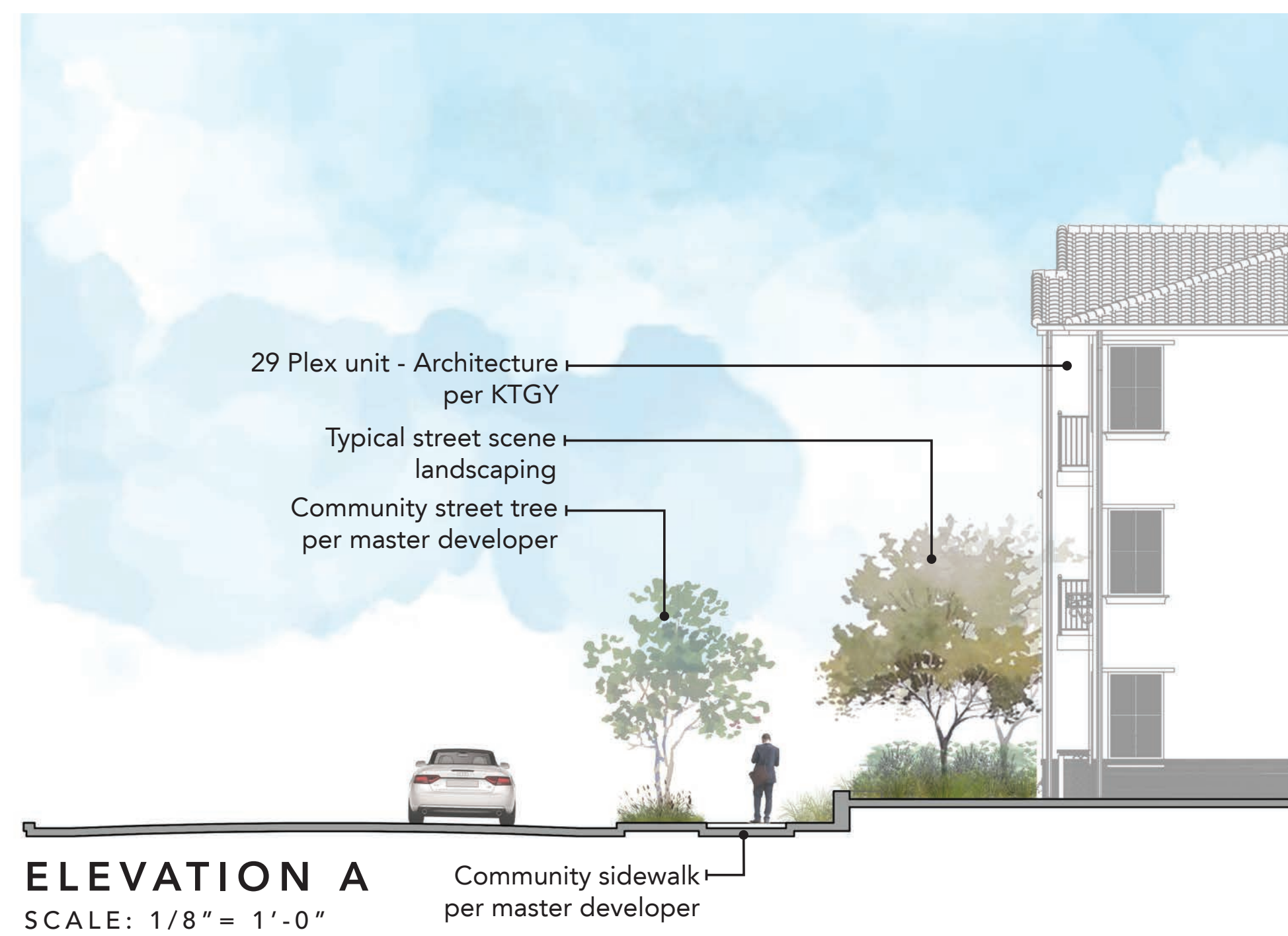
2-5 Years Tot Lot CO-23

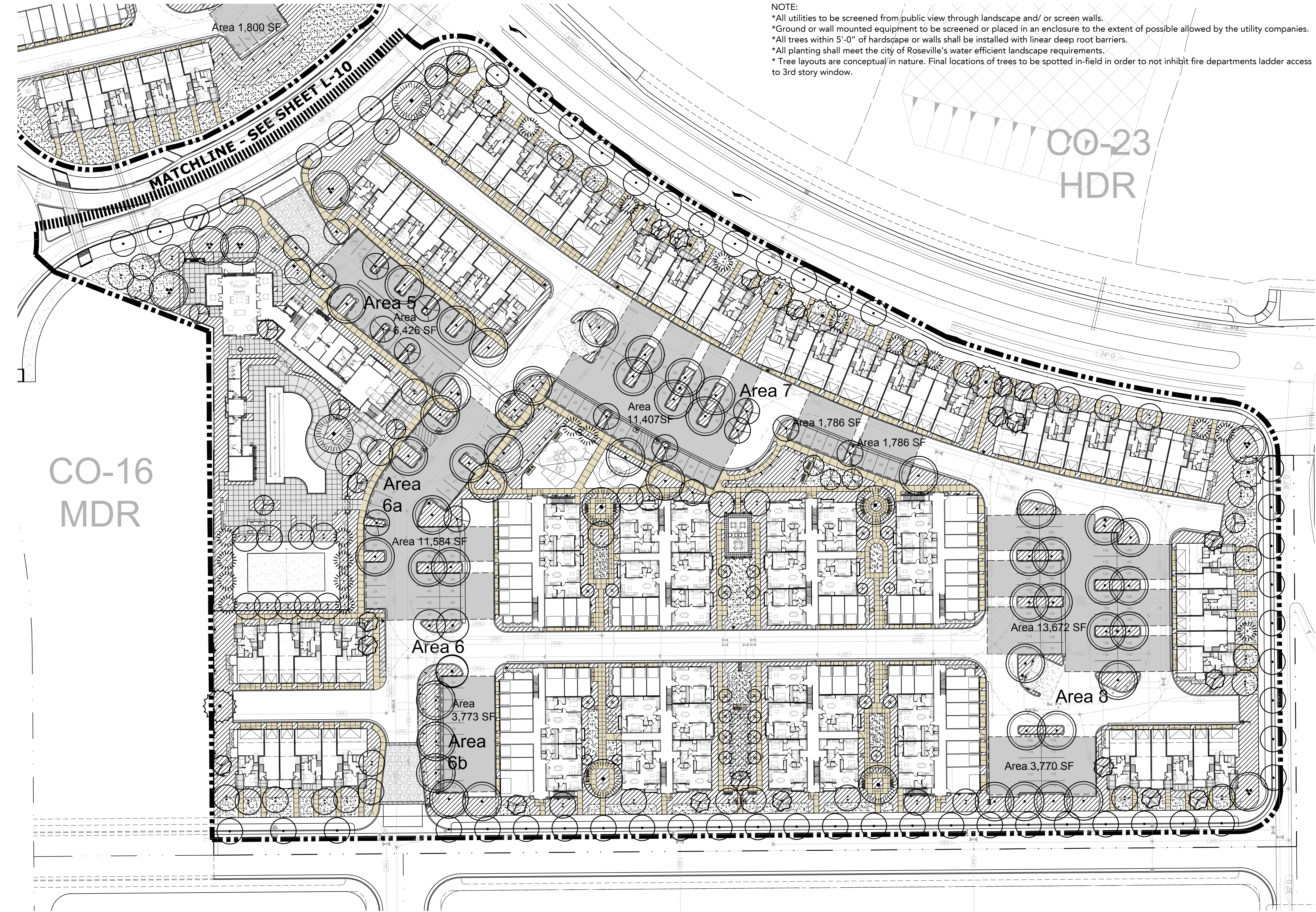


Rubberized Surface Material

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Amenities & Materials
Conceptual Landscape Plan





Shrubs			
BOTANICAL NAME	COMMON NAME	SIZE	H2O USE
Agave filifera	NCN	1 gal.	L
Arctostaphylos species		1 gal.	L
Berberis thunbergii	Japanese Barberry	1 gal.	M
Buddleia davidii	Butterfly Bush	1 gal.	M
Buxus 'Green Beauty'	Japanese Boxwood	1 gal.	M
Callistemon 'Little John'	Dwarf Bottlebrush	1 gal.	L
Cistus x hybridus	White Rockrose	1 gal.	L
Cotoneaster microphyllus	Rockspray Cotoneaster	1 gal.	L
Coprosma repens	Mirror Plant	1 gal.	M
Dodonea viscosa	Hopseed Bush	1 gal.	L
Elaeagnus pungens	Silverberry	1 gal.	L
Euonymus species		1 gal.	L
Euphorbia characias		1 gal.	L
Feijoa sellowiana	Pineapple Guava	1 gal.	L
Hesperaloe parviflora	Coral Yucca	1 gal.	L
Lavandula spp.	Lavender	1 gal.	L
Ligustrum 'Texanum'	Wax Leaf Privet	1 gal.	L
Mahonia aquifolium	Oregon Grape	1 gal.	M
Myrsine africana	African Boxwood	1 gal.	L
Myrtus communis	True Myrtle	1 gal.	L
Osmanthus fragrans	Sweet Olive	1 gal.	M
Phoridium species		1 gal.	L
Pittosporum species		1 gal.	M
Rhaphiolepis species		1 gal.	M
Rosa pisocarpa	Clustered Wild Rose	1 gal.	L
Rosa 'Mutabilis'		1 gal.	M
Rosmarinus spp.	Rosemary	1 gal.	L
Teucrium fruticans	Bush Germander	1 gal.	L
Viburnum tinus	Laurustinus	1 gal.	M

Perennials			
BOTANICAL NAME	COMMON NAME	SIZE	H2O USE
Achillea tomentosa	Wolly Yarrow	1 gal.	L
Aloe species		1 gal.	L
Heuchera maxima	Island Alumroot	1 gal.	L
Huechera 'Rosada'	Rosada Coral Bells	1 gal.	L
Iris 'Canyon Snow'	Canyon Snow Pacific Iris	1 gal.	L
Lavandula 'Goodwin Creek Grey'	Goodwin Lavender	1 gal.	L
Lavandula 'Otto Quast'	Spanish Lavender	1 gal.	L
Liriope	Lily Turf	1 gal.	M
Penstemon species		1 gal.	L
Polystichum munitum	Sword Fern	1 gal.	M
Salvia species		1 gal.	L
Solidago californica	California Goldenrod	1 gal.	L

Groundcovers			
BOTANICAL NAME	COMMON NAME	SIZE	H2O USE
Achillea millefolium	Yarrow	1 gal.	L
Ajuga species	Carpet Bugles	1 gal.	M
Aster chilensis	George Aster	1 gal.	M
'Pt. Saint George'			
Ceanothus 'Yankee Point'	Wild Lilac	1 gal.	L
Cerastium tomentosum	Snow-In-Summer	1 gal.	M
Epilobium canum	California Fuchsia	1 gal.	L
Myoporum parvifolium		1 gal.	L
Ribes viburnifolium	Evergreen Currant	1 gal.	L
Rosa species		1 gal.	M
(groundcovers)			
Sedum		1 gal.	L
Sisyrinchium bellum	Blue-eyed grass		L
Tanacetum douglasii	Dune Tansy	1 gal.	L
Trachelospermum			
jasmnoides	Star Jasmine	1 gal.	M
Zauschneria 'Everett's Choice'	Everett's Ca Fuschia	1 gal.	L

Grasses			
BOTANICAL NAME	COMMON NAME	SIZE	H2O USE
Bouteloua gracilis	Blue Grama Grass	1 gal.	L
Calamagrostis 'Karl Forester'	Feather Reed Grass	1 gal.	L
Carex species		1 gal.	M
Festuca species	Fescue	1 gal.	M
Juncus effusus	Pacific Rush	1 gal.	M
Leymus 'Canyon Prince'	Canyon Prince Wild Rye	1 gal.	L
Muhlenbergia rigens	Deer Grass	1 gal.	L
Scirpus americanus	Three-square Bulrush	1 gal.	M

Vines			
BOTANICAL NAME	COMMON NAME	SIZE	H2O USE
Parthenocissus tricuspidata	Boston Ivy	1 gal.	M
Trachelospermum jasmnoides	Star Jasmine	1 gal.	M

Landscape Legend

SHRUB AND GROUND COVER AREA

TURF GRASS AREA

Tree Legend

STREET TREE - By Master

PARKING ISLAND TREE

- Fraxinus americana 'Autumn Purple' - White Ashe 15 Gal. (M)
- Platanus racemosa - Western sycamore 15 Gal. (M)
- Quercus agrifolia - Coast Live Oak 15 Gal. (M)
- Ulmus 'Frontier' - 15 Gal. (M)
- Zelkova serrata - Japanese Zelkova 15 Gal. (M)

SPECIMEN TREE

- Cercidium 'Desert Museum' - Palo Verde 15 gal. (M)
- Cornus controversa - Giant Dogwood 15 Gal. (M)
- Quercus ilex - Holly Oak
- Quercus rubra - Northern Red Oak
- Schinus molle - California Pepper Tree 15 Gal. (M)

CORNER LOT ENHANCEMENT

- Cercidium 'Desert Museum' - Palo Verde 15 gal. (M)
- Cornus controversa - Giant Dogwood 15 Gal. (M)
- Koeleruteria paniculata - Chinese Flame Tree 15 Gal. (M)
- Lagerstroemia indica - Crape Myrtle 15 Gal. (M)
- Prunus cerasifera 'Krauter Vesuvius' - Cherry Plum 15Gal. (M)

ALLEY TERMINUS TREE:

- Acer x freemanii 'Armstrong' - Freeman Maple 15 Gal. (M)
- Fraxinus autumn purple - Red Ash 15 Gal. (M)
- Koeleruteria paniculata - Chinese Flame Tree 15 Gal. (M)
- Zelkova serrata - Japanese Elm 15 Gal. (M)

COURTYARD FOCAL TREE:

- Acer rubrum 'October Glory' - 15 Gal. (M)
- Cercidium 'Desert Museum' - Palo Verde 15 gal. (M)
- Cornus kousa - Kousa dogwood 15 gal. (M)
- Koeleruteria paniculata - Chinese Flame Tree 15 Gal. (M)
- Olea europaea 'Wilsonii' - Olive Tree 15 Gal. (M)

COURTYARD AND PASEO ACCENT TREE:

- Arbutus 'Marina' - Strawberry Tree 15 Gal. (M)
- Pistacia chinensis - Chinese pistache 15 Gal. (M)
- Citrus species 15 gal. (M)
- Lagerstroemia indica - Crape Myrtle 15 Gal. (M)
- Prunus cerasifera 'Krauter Vesuvius' - Cherry Plum 15Gal. (M)

VERTICAL TREE:

- Cupressus sempervirens - Cypress Tree 15 Gal. (M)
- Laurus nobilis - Sweet Bay 15 Gal. (M)
- Melaleuca quinquenervia - Cajupet 15 Gal. (M)
- Pinus edlarica - Eldarica Pine 15 Gal. (M)
- Quercus rubra Skyrocket - 15 Gal. (M)

ACCENT TREE:

- Acer x freemanii 'Armstrong' - Freeman Maple 15 Gal. (M)
- Arbutus 'Marina' - Strawberry Tree 15 Gal. (M)
- Cercis occidentalis - Western Redbud 15 gal. (M)
- Cornus kousa - Kousa dogwood 15 Gal. (M)
- Ginkgo biloba 'Autumn Gold' -

POCKET PARK TREES

- Arbutus 'Marina' - Strawberry Tree 15 Gal. (M)
- Betula jacquemontii 15 gal. (M)
- Citrus species 15 gal. (M)
- Cercidium 'Desert Museum' - Palo Verde 15 gal. (M)
- Prosopis chilensis - Thornless Chilean Mesquite 15 Gal. (M)

Parking Lot Shade Calculations

Tree	QTY	Shade SF	Interior Planter - 100%	QTY	Shade SF	South, East and West - 50%	QTY	Shade SF	Corner and North - 25%	
Area 5										6,426 sf of paving
Large	3	962	2886		481	0	2	240	480	3,213 50% Shading
Large-Medium		707	0		354	0		177	0	
Medium - Small	4	491	1964	0	246	0		123	0	
Small		314	0		157	0		79	0	
	7		4850	0		0	2		480	5332 shade achieved
Area 6a										12,555 sf of paving
Large	7	962	6734	1	481	481	2	240	480	6,278 50% Shading
Large-Medium		707	0	2	354	708		177	0	
Medium - Small	2	491	982	2	246	492	2	123	246	
Small		314	0		157	0		79	0	
			7716			1681			728	10123 shade achieved
Area 6b										3,773 sf of paving
Large	0	962	0	4	481	1924	1	240	240	1,886.50 50% Shading
Large-Medium		707	0		354	0	2	177	354	
Medium - Small		491	0	0	246	0	1	123	123	
Small		314	0		157	0		79	0	
			0			1924			717	2641 shade achieved
Area 7										14,979 sf of paving
Large	6	962	5772	3	481	1443		240	0	7,490 50% Shading
Large-Medium		707	0		354	0	2	177	354	
Medium - Small	3	491	1473	3	246	738	1	123	123	
Small		314	0		157	0		79	0	
			7245			2181			477	9903 shade achieved
Area 8										19,417 sf of paving
Large	0	962	0	6	481	2886	3	240	720	9,709 50% Shading
Large-Medium		707	5656	0	354	0	2	177	354	
Medium - Small		491	0	2	246	492		123	0	
Small		314	0		157	0		79	0	
	8		5656	8		3378	5		1074	10,121 shade achieved

MWELo Water Usage Worksheet

WATER METER XX / CONTROLLER XX									
CITY OR ZONE STATE ZONE 14									
REFERENCE EVAPOTRANSPIRATION (Eto) 52.20									
LANDSCAPE TYPE NON-RESIDENTIAL									
LANDSCAPE AREA (LA)									
HYDROZONE NO.	LANDSCAPE AREA (SQ. FT.)	PERCENT	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ET ADJUSTMENT FACTOR (ETAF)	ESTIMATED WATER USE (GALLONS)	
1	25,130	14%	TURF - WARM SEASON	0.6	SPRAY	75%	0.80	650,946	
2	149,037	84%	SHRUB - LOW WATER USE	0.3	DRIP EMITTER	81%	0.37	1,786,457	
3			SHRUB - MOD WATER USE	0.5	DRIP EMITTER	81%	0.62		
4			---	---	---	---	---		
5			---	---	---	---	---		
6			---	---	---	---	---		
7			---	---	---	---	---		
8			---	---	---	---	---		
9			---	---	---	---	---		
10			---	---	---	---	---		
11			---	---	---	---	---		
12			---	---	---	---	---		
13			---	---	---	---	---		
14			---	---	---	---	---		
TOTAL AREA (SQ. FT.)		174,167					ESTIMATED TOTAL WATER USE (GALLONS)		2,437,103
(ACRES)		4.00					(ACRE FEET)		3,258
SPECIAL LANDSCAPE AREA (SLA)									
TYPE	LANDSCAPE AREA (SQ. FT.)	PERCENT	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ET ADJUSTMENT FACTOR (ETAF)	ESTIMATED WATER USE (GALLONS)	
RECYCLED WATER	-							-	
ACTIVE PLAY	2,730	2%	THIS SPACE INTENTIONALLY LEFT BLANK PER CA MWELO, 2016				1.00	88,354	
EDIBLE GARDEN								-	
URBAN FOREST								-	
SLA TOTAL (SQ. FT.)		2,730					SLA ESTIMATED TOTAL WATER USE (GALLONS)		88,354
(ACRES)		0.06					SITEWIDE ESTIMATED TOTAL WATER USE (GALLONS)		2,525,456
TOTAL AREA (SQ. FT.)		176,897					MAXIMUM APPLIED WATER ALLOWANCE (GALLONS)		2,624,887
(ACRES)		4.06					(ACRE FEET)		8,056
								ETWU < MAWA	YES

Canel Companies

Conceptual Landscape Plan

TABLE 3-2: HPCO Land Use and Zoning by Parcel

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES						
Light Industrial (LI)						
HP-1	LI/SA	114.00 ac			1,157,820 sf	23%
HP-3	LI/SA	13.23 ac			42,180 sf	7%
HP-4	LI/SA	2.01 ac			-	-
Sub-Total		129.24 ac			1,200,000 sf	21%
Tech/Business Park – Light Industrial (T/BP LI)						
CO-51	MP/SA	15.20 ac			150,000 sf	23%
CO-52	MP/SA	17.65 ac			150,000 sf	20%
Sub-Total		32.85 ac			300,000 sf	21%
Business Professional (BP)						
CO-21	BP	5.00 ac			28,000 sf	13%
CO-31	BP	5.54 ac			32,000 sf	13%
Sub-Total		10.54 ac			60,000 sf	13%
Community Commercial (CC)						
CO-41	CC	13.16 ac			120,000 sf	21%
CO-42	CC	6.13 ac			50,000 sf	19%
Sub-Total		19.29 ac			170,000 sf	20%
Sub-Total Employment & Comm.		191.92 ac			1,7300,000 sf	21%
RESIDENTIAL USES						
Low Density Residential (LDR)						
CO-1	RS/DS	6.10 ac	36 du	5.9 du/ac		
CO-2	RS/DS	6.21 ac	36 du	5.8 du/ac		
CO-3	R1/DS	16.53 ac	64 du	3.9 du/ac		
CO-6	RS/DS	5.64 ac	36 du	6.4 du/ac		
CO-7	RS/DS	9.78 ac	58 du	5.9 du/ac		
Sub-Total		44.26 ac	230 du	5.2 du/ac		
Medium Density Residential (MDR)						
CO-4	RS/DS	7.06 ac	59 du	8.4 du/ac		
CO-5	RS/DS	4.69 ac	46 du	9.8 du/ac		
CO-11	RS/DS	4.72 ac	34 du	7.2 du/ac		
CO-12	RS/DS	4.79 ac	34 du	7.1 du/ac		
CO-13	RS/DS	3.34 ac	24 du	7.2 du/ac		
CO-14	RS/DS	4.43 ac	34 du	7.7 du/ac		
CO-15	RS/DS	2.62 ac	19 du	7.3 du/ac		
CO-16	RS/DS	1.36 ac	10 du	7.4 du/ac		
Sub-Total		33.01 ac	261 du	7.0 du/ac		

TABLE 3-2: HPCO Land Use and Zoning by Parcel (continued)

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
RESIDENTIAL USES (cont.)						
High Density Residential (HDR)						
CO-22	R3/DS	8.40 ac	210 du	25.0 du/ac		
CO-23	R3/DS	8.95 ac	186 du	20.7 du/ac		
CO-24a	R3/DS	2.36 ac	31 du	13.1 du/ac		
CO-24b	R3/DS	2.35 ac	31 du	13.2 du/ac		
Sub-Total		22.06 ac	457 du	20.7 du/ac		
Sub-Total Residential		99.33 ac	948 du	9.5 du/ac		
PARKS, OPEN SPACE & PUBLIC USES						
Parks (P/R)						
HP-2 ¹	PR	8.7 ac				
CO-61	PR	5.70 ac				
CO-62	PR	2.62 ac				
CO-64	PR	2.42 ac				
Sub-Total		19.44 ac				
Paseos (P/R)						
CO-63	PR (Paseo)	0.90 ac				
CO-65	PR (Paseo)	1.35 ac				
Sub-Total		2.25 ac				
Open Space (OS)						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
Sub-Total		46.35 ac				
Public (P/QP)						
RE-1	P/QP	0.50 ac				
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
Sub-Total		2.97 ac				
Sub-Total Parks, OS & Public		71.01 ac				
Backbone Roads		13.47 ac				
TOTAL		375.73 ac	948 du	9.5 du/ac	1,730,000 sf	21%

1. Parcel HP-2 park acreage credited towards Campus Oaks. See Table 3-5.