

**ITEM 4.1: Design Review Permit – 1623 Santa Clara Drive – INFILL PCL 192 – Roseville Periodental Clinic – File #PL21-0315**

**REQUEST**

The applicant requests approval of a Design Review Permit, an Administrative Permit for a Parking Reduction, and a Tree Permit to allow the development of a 9,100-square-foot periodontal / dental building with associated parking, lighting, and landscaping improvements.

Applicant – Michael Wilson, RFE Engineering, Inc.  
Property Owner – Vasanthan Properties LLC

**SUMMARY RECOMMENDATION**

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

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-nine (69) conditions of approval.
2. Adopt the four (4) findings of fact and approve the Administrative Permit for a Parking Reduction subject to two (2) conditions of approval.
3. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) 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 0.88-acre project site is a vacant lot located west of Santa Clara Drive and south of Douglas Boulevard. It is located on Parcel 192 in the Infill Planning Area. The site has a zoning designation of General Commercial with a Special Area overlay (GC/SA) and a land use designation of Community Commercial (CC). The surrounding uses include a retail building to the north, Santa Clara Drive and an office building to the east, an office building to the south and an apartment complex (Santa Clara Terrace Apartments) to the west.

**Figure 1. Project Location**





Figure 2. Existing Oak Trees along Western Boundary

The property has been previously rough graded and possesses a relatively flat grade. It is populated by grasses, and several oak trees grow along or near the western property boundary (Figure 2).

The proposed project entails the construction of a single-story 9,100-square-foot periodontal / dental building and the establishment of associated landscaping, lighting, and parking improvements. The project would require a parking reduction of eight (8) spaces and the removal of a native oak tree, as well as encroachment into the protected zones of several other oak trees on the property and on the adjacent property to the west.

## **EVALUATION – DESIGN REVIEW PERMIT**

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

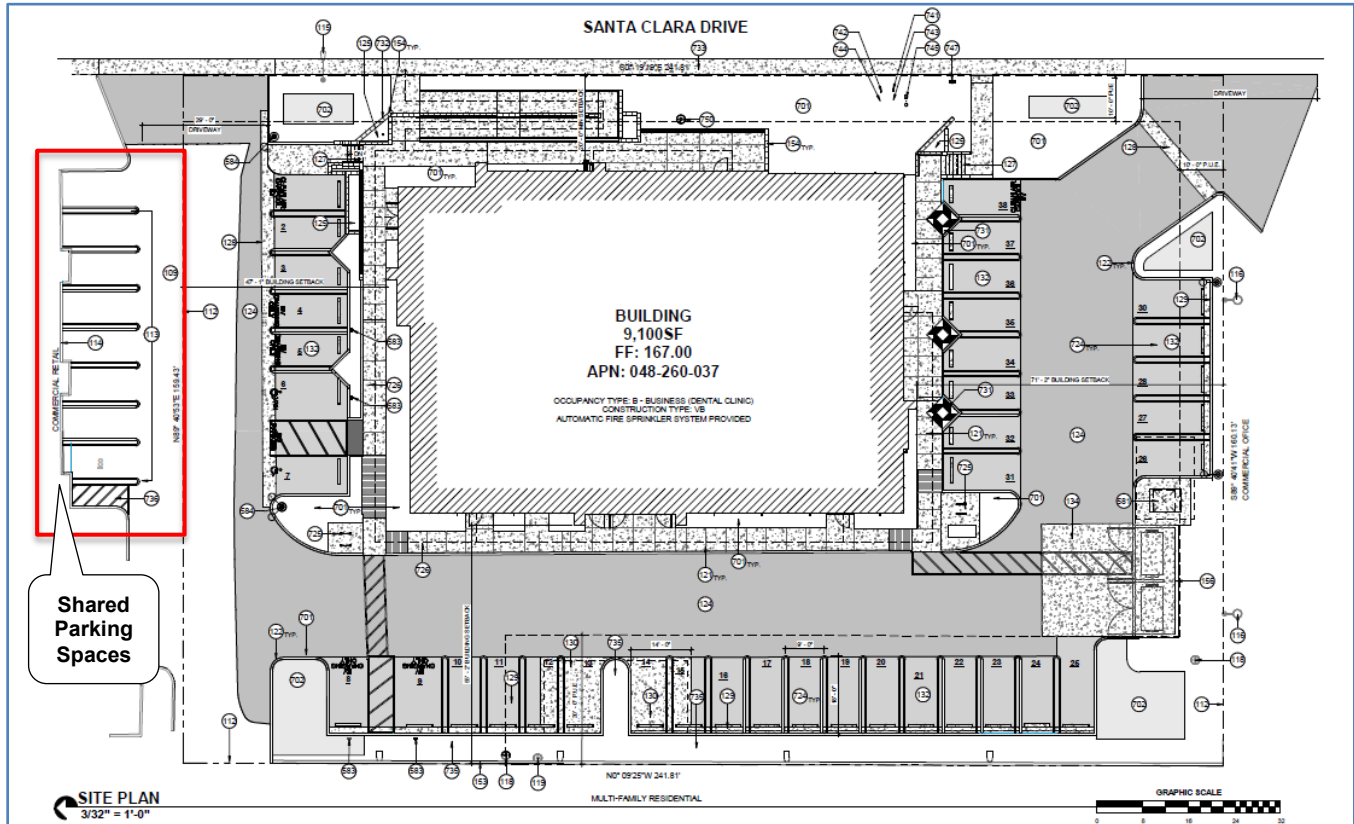
***1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.***

The project site is currently undeveloped but has been previously rough graded to prepare the site for development; in addition, the northern portion of the lot has been paved for a shared driveway with the northern property. As mentioned above, the native oak trees that exist on site are located along the western property line. The project has been designed to preserve a majority of these trees, which includes placing the largest oak tree within a landscape planter along the western edge of the parking field. This tree will be protected through measures that prohibit grading and compaction and require the installation of permeable concrete within the tree's dripline.

The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed medical / dental building use is permitted in the zoning district and is consistent with the site's Community Commercial land use designation, and the development of this property will allow beneficial use of the site.

***2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***

**Site Planning and Building Siting:** The location of buildings on the project site is constrained by several easements that exist on-site: a 20-foot ingress/egress easement along the northern property line, a 30-foot public utility easement along the western property line, and a 20-foot public utility easement along the southern property line. In addition, a 20-foot landscape setback is required along Santa Clara Drive. The main entrance to the building will be located on the north elevation, and parking will be provided north, west and south of the building. A low masonry wall and an ADA-accessible ramp will face Santa Clara Drive. A masonry wall will also be installed along the western property line to provide sound attenuation between the proposed project and the existing apartments to the west. This wall will be approximately 6 to-8 feet tall as the height varies and follows the natural grade of the property along the western property line. The wall has been designed to provide a minimum height of 6 feet when measured from the parking field of the project.



**Figure 3. Proposed Site Plan**

**Vehicle Access and Circulation:** Access to the site will be provided by the two shared driveways along the northern and southern property lines, both of which allow right and left turning movements. The project includes an internal drive aisle that will provide access to the parking areas. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and emergency circulation requirements.

**Pedestrian and Bicycle Access / Circulation:** The proposed project will include the construction of an ADA-accessible ramp that connects to the existing four-foot sidewalk along Santa Clara Drive and a pedestrian walkway around the perimeter of the building that will connect to the sidewalk and provide pedestrian access to the main entrance. In accordance with the California Green Code, the project will provide the required long-term and short-term bicycle parking spaces. As proposed, the project is consistent with the Community Design Guidelines in regards to pedestrian and bicycle access and circulation.

**Parking (vehicle parking):** Parking for the site is based on the Zoning Ordinance parking requirement for a medical / dental office building, which is one (1) space per 200 square feet of building. Further

discussion of this use classification will be provided below, in the Administrative Permit section. The 9,100-square-foot proposed dental building requires a total of 46 parking spaces. The site plan indicates that 38 spaces will be provided on-site. The applicant is requesting a parking reduction to construct and share eight (8) spaces on the property to the north in order to comply with the parking standards.

**Landscaping:** Landscaping for the site includes frontage improvements along Santa Clara Drive, at project entry points, within the parking lot, and in landscape planters in front of the building. Primary street trees consist of sweet gum trees and a London Plane tree along Santa Clara Drive with shrubs underneath. The Community Design Guidelines (CDG) require that 50 percent of the paved parking areas be shaded by trees at 15-year maturity. The landscaping plan indicates that the project site will provide 50% parking lot shading, which meets this requirement. Overall, the landscape design is consistent with the plant palette on surrounding properties and conforms to the CDG.

**Lighting:** The project will consist of light fixtures mounted to the building, ground, and sound wall, all of which will complement the style of the building. The parking lot lighting will consist of LED lights mounted to 15-foot-tall poles within the parking lot and to the sound wall. The light fixtures will be installed above the sound wall to limit disturbance to the native oak trees and utility lines in the public utility easement and will not exceed 10.5 feet in height, measured from grade to the top of the fixtures. These heights comply with CDG Policy CC-90, which requires pole mounted lighting to be no taller than 25 feet. Consistent with CDG Policy CC-86, the lighting sources will have cut off lenses and be located to avoid light spillage and glare on adjacent properties. The lighting along the western property line, near the multifamily residential use, will also have dimming occupancy sensors, which will further decrease the impact on the apartment residents. In addition, the photometric plan demonstrates compliance with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas).

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

The architectural design within the CDG offers direction on defining development character through the use of a consistent design concept (CC-39), variation in wall planes and building form (CC-41), articulation at main building entries (CC-44), variation in colors and materials (CC-46), and application of architectural treatment to all sides of a building facing public areas (CC-47).

Figure 3 below shows a colored rendering of the building's main entry. Located at the northeast corner of the building, the main entry area is defined by an aluminum storefront system, which spans from the ground to the ceiling, framed by a polished gray metallic stucco trim. The building complements the architecture used on nearby properties by applying similar colors (e.g., neutral gray tones) and materials (i.e. different types of stucco), while also introducing additional materials such as ground face masonry walls to add further visual interest. Architectural treatment, such as windows, canopies, and massing breaks, is applied to all sides of the building. The variation in colors and materials helps break up the building structure and add texture and depth to the façade. As proposed, the building design is harmonious with the surrounding development and is consistent with the CDG.



Figure 4. Colored Rendering

- 4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.***

All trash containers will be screened within a trash enclosure. The location and design of the enclosure has been reviewed by the City's Engineering Division and found to meet the requirements of the City's Improvement Standards. The building's parapet walls will screen the rooftop mechanical equipment from view.

#### **EVALUATION – ADMINISTRATIVE PERMIT FOR A PARKING REDUCTION**

Section 19.26.030.C.2 of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating Parking Reductions for Shared Parking. An applicant may apply for an Administrative Permit to allow a parking reduction for shared parking where they believe the hours of operation of different tenants/uses within the building complex effectively allow dual use of parking spaces. The approving authority shall only approve reduced parking if the criteria in ***bold, italics*** below are met.

- 1. A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses.***

The proposed periodontal / dental building will consist of a periodontal surgery suite (5,460 sf) and two medical or dental suites (2,120 sf, 1,520 sf). The periodontal suite is considered a low-traffic generating use, given that it will not have more than eighteen (18) people at the suite at any given time. The staff would consist of two (2) doctors, three (3) front office staff, four (4) supporting staff, and one (1) hygienist. Each doctor would be supported by two supporting staff members and would only see one patient at a time. The hygienist would provide cleanings to supplement the procedures. The doctors would provide procedures that last from 1 hour to 2.5 hours, which is longer than the typical dental visit. If all staff members are present and each doctor and the hygienist is working with a patient, and there are three customers waiting to be seen, the total number of people on-site would be sixteen (16) people. Thus, the maximum number of people on-site would not exceed 18 people. As a reference, a general medical / dental use would require thirty-six (36) spaces, and a low-traffic generating medical / dental use would require twenty-eight (28) spaces.

A parking study was conducted to gauge the amount of parking used for the existing 1,800-square-foot periodontal use at 1420 East Roseville Parkway, Suite 230. The survey showed an average of 10 people, with 12 people as the maximum number of people on-site at any given time. In the parking justification letter (Exhibit J), the future building owner and periodontist explained in detail that the existing suite currently retains more staff than is ideal because of the lack of room and necessary equipment in the existing space. Also, while the expanded suite will allow for an increase in patient capacity (5 treatment rooms to 9 treatment rooms), much of the expansion will occur in enlarging each treatment room and expanding other areas, which include the lobby, circulation areas, staff and training rooms, and storage areas. For example, each treatment room area will increase by almost half, the circulation area will triple, and the storage areas will more than double in size. Exhibit J also includes a table that shows the changes in square footage for different uses between the existing and proposed periodontal office.

Given the range in parking demand anticipated for the proposed building due to the low-traffic generating periodontal use, this building can be classified as a medical office building, with the corresponding parking ratio of 1 parking space for every 200 square feet of building. Thus, the entire building would be required to provide forty-six (46) parking spaces on-site. The project currently provides thirty-eight (38) spaces on-site, with a parking shortfall of eight (8) spaces.

The property and the adjacent properties to the north and south, as well as the three parcels across Santa Clara Drive are all subject to a Declaration of Covenants, Conditions and Restrictions (CC&Rs), which require mutual reciprocal parking and access. Given the agreements in place, the proposed project may use the excess spaces on the adjacent northern and southern properties when they are free. The retail use on the northern property does not have excess striped parking spaces, but it does have a parking area that can accommodate eight (8) parking spaces. This project will include the striping of these eight parking spaces for the dental office users. These spaces are well-suited for use by this project because they are directly accessed from the northern driveway that will be shared by this project and the building to the north. It is anticipated that customers of the northern property would not use these eight parking spaces due to the relatively large distance (~130 ft) from the parking spaces to the retail building, especially given that there is a closer driveway to the building, only about 25 feet away. Based on these facts, staff believes that there is a sufficient number of parking spaces for the proposed use during the times of greatest demand for the various uses.



**Figure 5. Location of Shared Parking Spaces**

**2. Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them.**

The periodontal suite does not have peak hours. The retail vape and smoke store to the north does not appear to have any issues with parking; the parking study states that of the 29 spaces available on-site, an average of 4 to 5 cars is present each hour. Thus, staff does not anticipate a parking conflict based on the nature of the different uses.

**3. Overflow parking will not impact any adjacent use.**

The parking study provided by the applicant (Exhibit J) shows that the periodontal suite will use much fewer spaces than is required of a general or low-traffic generating medical use. The property is also subject to CC&Rs that require mutual reciprocal access and parking with the adjacent properties to the north and south. The northern property has a parking area that can accommodate 8 parking spaces, which the proposed project may stripe and use. In addition, the northern retail store utilizes about 4 to 5

parking spaces each hour and has more than 20 spaces available for use during normal business hours. Thus, overflow parking will not impact any adjacent use.

**4. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.**

As noted above, the project and the adjoining parcels to the north and south are required to provide reciprocal access and parking according to the CC&Rs that govern these properties.

**EVALUATION – TREE PERMIT**

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for encroachment into the protected zone of a native oak tree when the project is associated with a required entitlement. The required findings to approve a Tree Permit are listed below. The two findings for approval of the Tree Permit are listed below in **italicized, bold** text and are followed by an evaluation of the project in relation to each finding.

**1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.**

An arborist report was prepared for the site by Treescapes on August 5, 2021 (Exhibit K), which identified four (4) protected native oak trees, which would be impacted by the project (Table 1). The report states that Tree #4 will need to be removed, given that it is growing along the western property line, where a new sound wall will be erected. The proposed retaining wall will also affect two other protected trees (Trees #2, #3) by encroaching into their protected zones by 20 and 25% respectively. Tree #1, which will be located in a landscape planter, will be preserved through the prohibition of grading or compaction of the soil within the tree’s dripline and the installation of pervious concrete above the existing grade. Only hand trenching for the landscape finger curb is permitted, and the soil surface in the landscape planter will be covered by an oak wood chip mulch. The removal of Tree #4 will not be detrimental to public health, safety or welfare; in order to mitigate for the removal of this one oak tree, two new interior live oak trees will be planted (24” box) and at least 4 15-gallon trees of different species will be planted on-site, as depicted in the landscape plan (Exhibit H). All work within the dripline of the protected oak trees will be supervised by the project arborist, and any limbs or roots that need to be pruned prior to, or during construction shall be done by the project arborist (Condition #17).

**Table 1. Tree Summary**

Tree Number	Common Name	Structural Condition	Vigor	Total DBH (inches)	Removal
1	Valley Oak	Fair to Poor	Good	10	No
2	Live Oak	Fair to poor	Fair to good	17 (multi-trunk)	No
3	Blue Oak	Fair to poor	Good	12 (twin-trunk)	No
4	Blue Oak	Poor	Good	8	Yes
<b>Total Mitigation Inches</b>				<b>8</b>	

**2. Measures have been incorporated in the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.**

As stated above, Tree #4 is approximately 8 inches in diameter (DBH) and the removal of this oak tree will be fully mitigated by the replacement of two 24-inch box oak tree plantings and at least 4 other trees of a different species (non-native plantings), as shown in the landscape plan (Exhibit H). In the opinion of the project arborist, the two oak trees (#2 & #3) that will be impacted by the construction of the retaining wall will survive given the relatively limited amount of encroachment into the protected zone for trenching activities.

The largest oak tree on the project site (#1) will be placed in a landscape finger planter and protected through the project's mitigation measures. This includes minimizing the compaction of the soil within the tree's dripline and the installation of pervious concrete above the tree's protected zone to allow the tree access to air, water and nutrients. The Tree Permit also contains conditions of approval that include further protective measures.

## **CONCLUSION**

The proposed project is consistent with the City's General Plan, Zoning Ordinance, and Community Design Guidelines. Based on the analysis contained in this staff report and with the project conditions, staff finds that the required findings for approval can be made for the proposed Design Review Permit, Administrative Permit for a Parking Reduction, and Tree Permit.

## **PUBLIC OUTREACH**

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on March 4, 2022, and a notice of the hearing was distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

## **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) and Section 305 of the City of Roseville CEQA Implementing Procedures. The project is consistent with the general plan designation and zoning designations, located on no more than five acres, and substantially surrounded by other urban uses. The project site can be adequately served by all required utilities and public services, and the project site does not have value as habitat for endangered, rare or threatened species.

## **RECOMMENDATION**

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

1. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 1623 SANTA CLARA DRIVE – INFILL PCL 192 – ROSEVILLE PERIO DENTAL CLINIC – FILE #PL21-0315** subject to sixty-nine (69) conditions of approval.
2. Adopt the four (4) findings of fact and approve the **ADMINISTRATIVE PERMIT FOR A PARKING REDUCTION – 1623 SANTA CLARA DRIVE – INFILL PCL 192 – ROSEVILLE PERIO DENTAL CLINIC – FILE #PL21-0315** subject to two (2) conditions of approval.
3. Adopt the two (2) findings of fact and approve the **TREE PERMIT – 1623 SANTA CLARA DRIVE – INFILL PCL 192 – ROSEVILLE PERIO DENTAL CLINIC – FILE #PL21-0315** subject to twenty (20) conditions of approval.

**CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL21-0315**

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **March 17, 2022** and if not effectuated shall expire on **March 17, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 17, 2025**. (Planning)
2. The project is approved as shown in Exhibits A - K and as conditioned or modified below. (Planning)
3. The project shall be addressed as 1623 Santa Clara 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)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

**General (includes similar conditions from different departments)**

8. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
  - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
  - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

- i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
  - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.
  - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
9. 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)
10. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
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 preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
  - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
  - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
  - d. The landscape plan shall comply with the City of Roseville's Water Efficient Landscape Ordinance. (Environmental Utilities)
  - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Department's "Specification for Commercial Construction." (Electric)
  - f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
  - g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
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. Lighting that faces the multifamily property shall have motion sensor and dimming functions to minimize off-site light glare and disturbance. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the

building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the City of Roseville Addressing Guidelines. (Building)

15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
17. 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)
18. 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)
19. 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)
20. A note shall be added to the grading plans that states:

“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)
21. The improvement plans shall include the construction of two (2) new ADA compliant driveways per City of Roseville standard detail ST-20. (Engineering)
22. The existing storm drain system is at or near capacity; therefore, drainage analysis shall be provided with the improvement plans that demonstrate the pre-existing flow is less than or equal to the post-developed flow. This may require underground storage. (Engineering)
23. 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)
24. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Long-term bicycle parking shall be accessible to all tenants (employees) of the building. Bike rack/locker design and location shall be approved by Alternative Transportation. Clean Air parking spaces shall be marked “CLEAN AIR/CARPOOL/EV”. (Alternative Transportation, Building).

25. 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)
26. 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)
27. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
28. 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)
29. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Development Services- Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
30. 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)
31. 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)
32. 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)
33. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
34. 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 that would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

- b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
35. 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)
36. 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)
37. 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)
38. 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)
39. 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)
40. 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
41. 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)
42. 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)
43. 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:**

**General (includes similar conditions from different departments)**

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

- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
  - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
  - c. The control valves and the water meter shall be physically unobstructed.
  - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
45. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
46. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
47. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
  - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
  - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
48. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
49. 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)
50. 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)
51. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

52. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
53. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
54. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
55. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
56. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
  - a. Locate the metered service panel on the outside of the building.
  - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
57. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
58. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

**OTHER CONDITIONS OF APPROVAL:**

59. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
60. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
61. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
62. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
63. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

64. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
65. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
66. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
67. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
68. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
69. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include ~~10 copies~~ of the following:
  - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
  - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
  - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

**CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT FOR A PARKING  
REDUCTION – FILE #PL21-0315**

1. This Administrative Permit for a parking reduction is approved based on the proposed mix, square footage, and operating characteristics of tenants and tenant spaces, as described in this staff report and in **Exhibit J** and as conditioned below. (Planning)
2. This Administrative Permit approval shall expire on the same expiration date as the Tentative Subdivision Map. (Planning)

**CONDITIONS OF APPROVAL FOR THE TREE PERMIT – FILE #PL21-0315**

1. All recommendations contained in the Arborist Report(s) (Exhibit K) are incorporated by reference into these conditions, except as modified herein. (Planning)

2. Tree #4 as identified in Exhibit K approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 8 inches. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Trees #1, 2, and 3, as shown in Exhibit K and as described in the staff report, is permitted. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)

11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)
13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

#### **PRIOR TO ISSUANCE OF FINAL**

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)
20. The approval of this Tree Permit shall expire on the same expiration date as the Design Review Permit. (Planning)

**ATTACHMENT**

1. Statement of Design Intent

**EXHIBITS**

- A. Site Plan
- B. Floor Plan
- C. Roof Plan
- D. Elevations and Rendering
- E. Site Cross Sections
- F. Grading and Drainage Plan
- G. Water and Sewer Plan
- H. Landscape Plan
- I. Lighting & Photometric Plan
- J. Parking Reduction Report
- K. Arborist Report and Site Plan

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