

**ITEM 4.2: Design Review Permit, Tentative Parcel Map and Administrative Permit – 251 Conference Center Drive – NCRSP PCL 40 – Hampton Inn and Element Hotel – File #PL23-0010**

**REQUEST**

The applicant requests a Tentative Parcel Map to subdivide Parcel 40 into three parcels and a Design Review Permit to allow construction of two hotels (241 rooms total) on two of the newly created parcels. Parcel 1 will consist of the Hampton Inn, which will be a four-story, 61,400-square-foot building with 117 rooms and Parcel 2 will consist of the Element Hotel, which will be a four-story, 71,992-square-foot building with 124 rooms. Parcel 3 will remain vacant for future development. An Administrative Permit for a Parking Reduction is also requested to allow a reduction of twenty-three (23) spaces for the proposed hotel uses.

Applicant – Scott Pedersen, Morton & Pitalo, Inc.  
Owner – Thad Johnson, PF Portfolio 1, LP

**SUMMARY RECOMMENDATION**

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

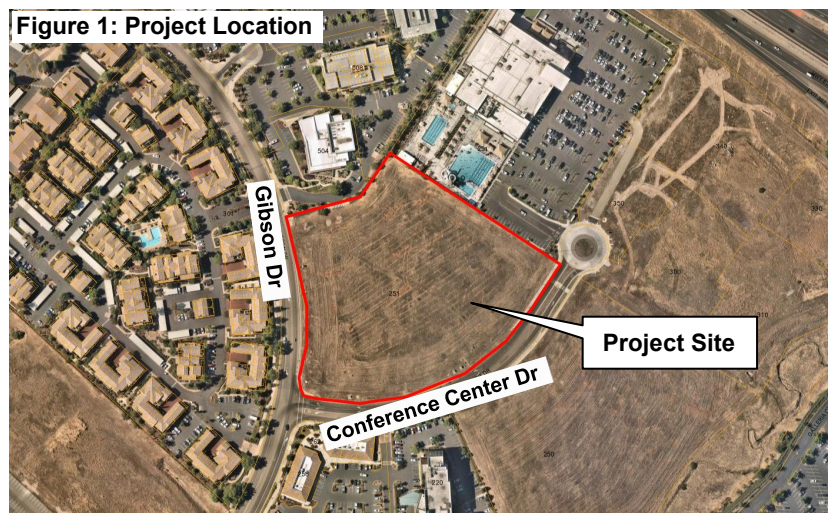
1. Adopt the Hampton Inn and Element Hotel Initial Study/Mitigated Negative Declaration;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-eight (78) conditions of approval;
3. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-two (42) conditions of approval; and
4. Adopt the three (3) findings of fact and 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 6.7-acre project site is located on Parcel 40 in the North Central Roseville Specific Plan (NCRSP) area, at the northeast intersection of Gibson Drive and Conference Center Drive (see Figure 1). The site is currently undeveloped and has a zoning designation of Community Commercial/Special Area-North Central (CC/SA-NC) and a General Plan land use designation of Business Professional and Community Commercial (BP/CC). The project has frontage on Gibson Drive to the west and Conference Center Drive to the

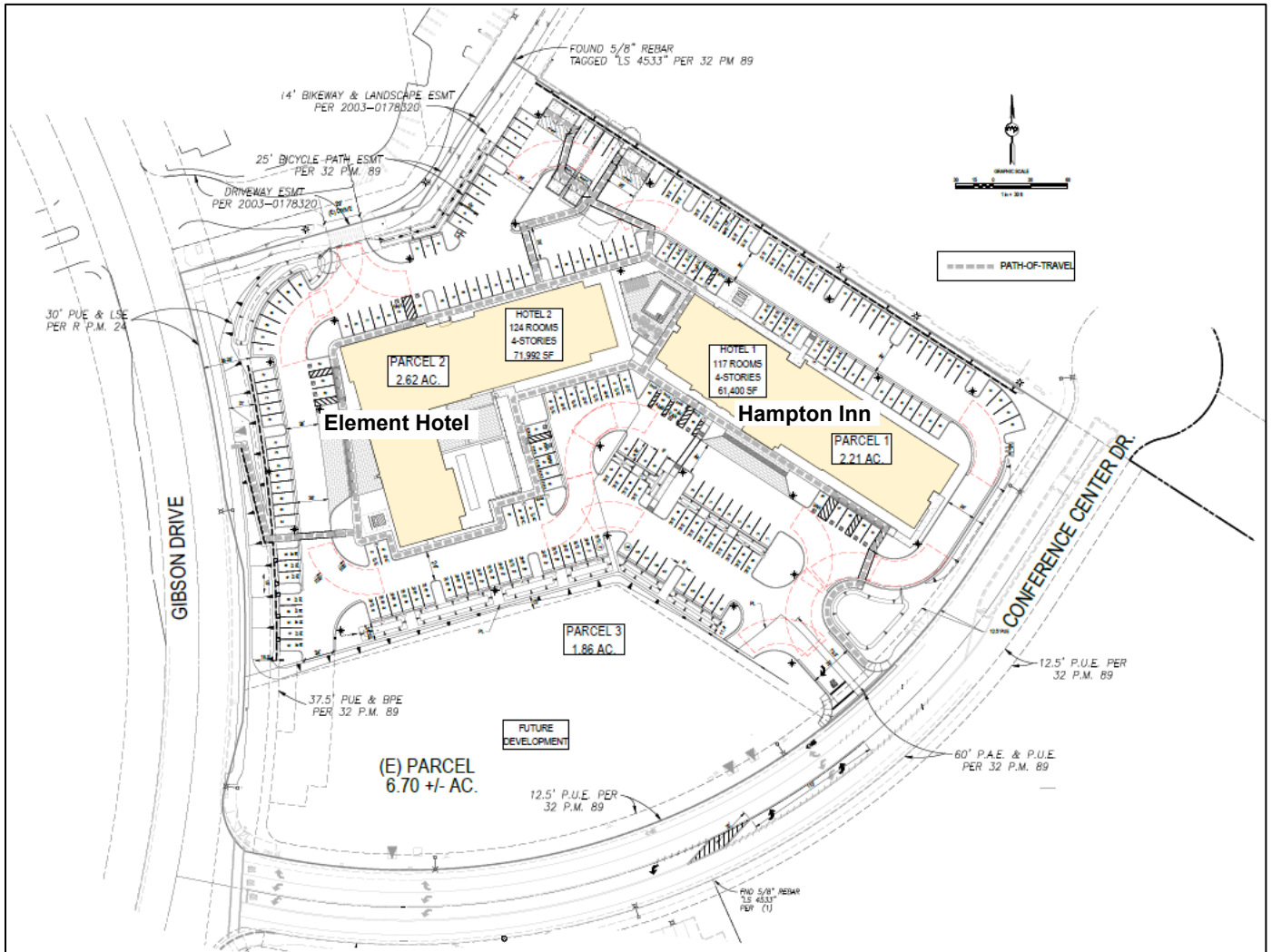


south. Surrounding uses include offices and VillaSport Athletic Club to the north, a vacant BP/CC parcel to the east, the Highland Village commercial center to the south across Conference Center Dr., and High Density Residential (HDR) condominiums to the west across Gibson Dr.

The proposed project will subdivide the parcel into three lots: Parcel 1 (2.21 acres), Parcel 2 (2.62 acres), and Parcel 3 (1.86 acres). No development is being proposed on Parcel 3 at this time. A 61,400-square-foot 4-story hotel (Hampton Inn) will be constructed on Parcel 1 and a 71,992-square-foot 4-story hotel (Element Hotel) will be constructed on Parcel 2 (Element Hotel), with associated parking, lighting, and landscaping. Amenities for both hotels will consist of a lobby, lounge, breakfast area, and fitness center. Outdoor amenities for Hampton Inn consist of a pool and outdoor lounge area, while the Element Hotel will feature an outdoor patio area with corn hole and pickle ball courts.

The project entitlements include a Tentative Parcel Map to subdivide the property into three lots, a Design Review Permit to review the site design and building architecture, and an Administrative Permit for a parking reduction of 23 spaces. The proposed hotel use is principally permitted in the CC/SA-NC zone district.

**Figure 2: Preliminary Site Plan**



## **EVALUATION – DESIGN REVIEW PERMIT**

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

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

The project site is currently undeveloped and is comprised mostly of annual grasslands. No protected trees are on or immediately surrounding the subject property. In addition, there are no wetlands or other regulated waters on the site. The resulting Parcel 3 will not be developed at this time, while Parcels 1 and 2 will be developed with hotel buildings. To make beneficial use of the site for development, Parcels 1 and 2 will be graded to create level pads for the buildings, a drainage pattern which directs stormwater to the existing system, and finish boundary grades which can be appropriately tied to the adjacent roads and other development. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities.

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

### **Site Planning and Building Siting**

The project consists of two hotel buildings. The Hampton Inn will be located on Parcel 1 and is a four-story, 61,400-square-foot building with 117 rooms. The Element Hotel will be located on Parcel 2 and is a four-story, 71,992-square-foot building with 124 rooms. The buildings are located approximately 32 feet away from each other and have a setback of ±100 feet from the northwestern property line, ±73 feet from the northeastern property line, ±54 feet from Conference Center Dr. to the east, and ±120 feet from Gibson Dr. to the west. The proposed setbacks provide a sufficient buffer from the street and adequate space for landscaping, providing an appropriate streetscape presence consistent with the CDG and NCRSP.

The Hampton Inn is rectangular in shape, with a porte cochere and vertical fin highlighting the main entry on the building's south side. Outdoor amenities include a pool and lounge area that will be located internal to the site, to the west of the building. The Element Hotel is L-shaped, and its main entry is also highlighted with a porte cochere on the building's west side. The L-shape faces south, with outdoor guest amenities located to the south of the building. Outdoor amenities include a pickle ball court, corn hole court, barbeque area, and outdoor lounge area.

### **Access and Circulation**

Ingress and egress for the project will be provided by a new driveway on Conference Center Dr. that will provide for full-turning movements. The site will also be accessible via the parcel to the north, which contains a driveway easement for the property. The driveways connect to the internal roadways and 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 with emergency circulation requirements.

Pedestrian access will be provided by walkways around the buildings and via a new pedestrian ramp along Gibson Dr. In addition, there are existing bike lanes on the adjacent roadways and a bike trail that runs along the northwestern boundary. Partially constructed sidewalks, curb, and gutter exist along the project frontage on Conference Center Dr. and on the corner of the site. The project will complete the 8-foot-wide sidewalks along the project frontage, however, sidewalks for Parcel 3 where adjacent to Conference Center Dr. will be constructed once that parcel is developed.

### Parking

The Zoning Ordinance parking requirement for lodging facilities, such as hotels, is one (1) space per room. The Hampton Inn will consist of 117 rooms and the Element Hotel will consist of 124 rooms, resulting in a total requirement of 241 parking spaces. The project will provide 218 parking spaces, which is 23 spaces less than is required. The applicant is requesting a parking reduction based on the operational characteristics of the uses. Further discussion is provided in the Administrative Permit section of this report.

### Landscaping

The CDG recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a minimum of 50-percent shading (based on 15-year maturity) over the parking spaces. The project includes landscape planters around the perimeter of the site, in the parking lot areas, and around the buildings. As required by the NCRSP, a 30-foot-wide landscape corridor with 8-foot-wide-sidewalks is provided along the project frontage on Gibson Dr. The project frontage adjacent to Conference Center Dr. will consist of 8-foot-wide sidewalks and a 12-foot-wide landscape setback behind the walk. The frontage landscaping will consist of Bradford Callery pear trees as the primary street tree consistent with the NCRSP design guidelines and the surrounding area. The parking lot areas will consist of Chinese pistache, Holly oak, and Emerald Sunshine elm trees that will provide 75-percent parking lot shade coverage, which exceeds the minimum requirements.

### Lighting

The project includes parking lot lighting, pedestrian lighting, and building-mounted light fixtures that complement the style of the buildings. The photometric plan demonstrates compliance with the CDG's minimum footcandle requirement of one foot-candle in the parking areas and 0.5 foot-candles for pedestrian walkways. The light standards are required to be shielded to ensure there is no off-site glare.

The buildings will feature accent lighting that will highlight building corners and areas of interest. The light sources will be indirect, soft light. The accent lighting for the Hampton Inn will be located on the front and back of the building to highlight the vertical fin elements. In addition, lighting on the side elevations will provide a halo effect around the building projections (see Figure 3 below).

**Figure 3: Hampton Inn Front and East Elevations**



The accent lighting for the Element Hotel will be located under horizontal banding features on all sides of the building, providing a downcast effect. The accent lighting will also be located along the metal framing features. The front building elevation is located approximately 200 feet to the west of the HDR parcel across Gibson Dr. This setback, along with the proposed 35-foot-wide landscape corridor and existing landscaping along the HDR parcel, will minimize visual impacts of the light sources on the residential uses. An example building perspective from the view of Gibson Dr. is shown in Figure 4.

**Figure 4: Front Perspective of Element Hotel from Gibson Dr.**



**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 Hampton Inn is four-stories with a building height of approximately 52 feet and 60 feet to the top of the vertical fin element. The Element Hotel is four-stories with an overall building height of approximately 55 feet. The NCRSP permits buildings on Parcel 40 to be ten stories tall; other commercial properties are subject to a 50-foot height limit. Staff finds the proposed heights to be in scale with the surrounding commercial developments, such as VillaSport to the northeast (approximately 48 feet tall) and the Hyatt Place to the south (approximately 75 feet tall to the top of the projecting glass roof). The proposed buildings are setback and oriented so that much of the mass will be oriented away from the adjacent roadways.

**Figure 5: Hampton Inn Front Elevation Rendering**



The Hampton Inn is contemporary in design, with a color palette consisting of natural earth tones. The primary building material is EIFS painted beige and tan with blue-gray accents. Woodgrain metal cladding is applied along and above the front entrance and along the rear entrance to provide warmth and texture to the façade. In addition, stone-gray brick is applied to the base of the building to enhance the pedestrian scale. The main entrance of the building is located on the south-facing elevation, shown in Figure 5 above, and is emphasized with an architectural fin element and a porte cochere with an aluminum canopy painted in the blue-gray accent color. Consistent with the CDG, the building has projections and recesses to avoid repetition and to create visual depth and movement.

The building architecture for the Element Hotel is modern in design, with a flat roof and geometric forms. Similar to the Hampton Inn, the primary building material is EIFS with a color scheme consisting of white and shades of gray. Woodgrain metal cladding and gray metal frame features are also used to highlight the building entrances and building corners. The front entrance is further emphasized with a porte cochere with a metal canopy. Articulation is provided with variation in wall plane and roof heights which provide visual relief and a break in the façade. In addition, horizontal EIFS bands with light strips are used as ornamental details on all elevations to provide visual interest.

**Figure 6: Element Hotel Renderings**





Based on the foregoing analysis, the variation in colors, materials, and articulation in the façade, as well as the massing and arrangement of structures on the site, are consistent with the intent of the CDG. The buildings are complementary in design and will also complement the surrounding area.

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

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container and will be surrounded by landscaping. All rooftop mechanical equipment will be located within equipment enclosures that will be screened by the rooftop parapets at typical ground eye elevation.

#### **EVALUATION – TENTATIVE PARCEL MAP**

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The proposed subdivision will result in the creation of three (3) parcels: Parcel 1 (2.21 acres), Parcel 2 (2.62 acres), and Parcel 3 (1.86 acres). The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead, the City reviews Tentative Maps on a case-by-case basis to ensure the proposed parcels are adequate for development. The proposed lots are large enough to adequately allow for future development on the parcels. The future development of Parcel 3 will be reviewed through the Design Review Permit process to ensure consistency with the requirements of the NCRSP, Community Design Guidelines, and Zoning Ordinance. All of the surrounding roadways have been constructed, pursuant to previous land approvals in the area. The design, character, location, and configuration of the lots conform to all requirements.

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.**

The proposed parcels are of sufficient size and shape to accommodate future development and have adequate frontage and access from the adjacent roadways. There are no watercourses or other natural features on the site that would impede development.

- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.**

Approval of the subdivision will not change the planned development intensity and allowed uses on the site, and thus will not increase demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

### **EVALUATION – ADMINISTRATIVE PERMIT**

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 applicant has the burden of proof for providing documentation substantiating their request. 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 project requires a total of 241 parking spaces based on the Zoning Ordinance requirement, which is one (1) parking space per hotel room. The site provides 218 parking spaces, resulting in a deficit of 23 spaces. The applicant is requesting a parking reduction of 0.9 spaces per hotel room, which amounts to a total of 217 spaces required.

To determine the greatest parking demand of the hotels, the applicant conducted parking occupancy observations at three similarly sized hotels in Texas over a six-week period, from March 13, 2023 to April 22, 2023 (see Attachment 1). The survey results indicated that when the hotel occupancy rate was 100%, the parking usage on average was 0.82 spaces per room. Using this ratio, the proposed hotels would require 198 spaces at 100% capacity. The project provides 218 spaces; therefore, there would be a surplus in parking during the peak demand. Based on the foregoing, staff anticipates there will be a sufficient number of spaces available throughout the day to meet the greatest parking demand of the proposed uses.

- 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 memo included as Attachment 1 cites the Institute of Transportation Engineers (ITE), which found that the average weekday parking demand for business hotels was 0.72 spaces per room in suburban areas and 0.62 spaces per room in dense multi-use urban areas. These rates include the parking demand for internal restaurants, service staff, and meeting spaces. The project proposes to use a parking ratio of 0.9 spaces per room, which exceeds the ITE demands. Based on the results of the parking occupancy surveys, there will be a surplus in parking during the anticipated peak demand, which demonstrates a lack of potential conflict between the uses. Parking for the undeveloped Parcel 3 will be evaluated as part of the Design Review Permit for that site, which will also ensure there will be no conflicts between the uses.

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

There will be reciprocal access and parking agreements in place for the subject parcels. The Zoning Ordinance does not permit designating or reserving parking spaces for specific uses within a center or complex.

### ***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 mentioned above, reciprocal access and parking agreements will ensure the access and parking spaces are shared among the parcels. Conditions of approval to this Administrative Permit indicate that the permit will no longer be valid if the mix, square footage, and operating characteristics described herein are changed.

## **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 July 6, 2023 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

## **ENVIRONMENTAL DETERMINATION**

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the project. The document was released for a 20-day public comment period, which began on June 22, 2023 and ended on July 12, 2023. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Tribal Cultural Resources could be reduced to less than significant levels with mitigation. The Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program are included as Exhibit A. One public comment letter was received from the Placer County Air Pollution Control District (PCAPCD) (see Attachment 2). The letter includes information on dust control standards and permitting requirements, however no public comments on the adequacy of the document were received.

## **RECOMMENDATION**

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

1. Adopt the **Hampton Inn and Element Hotel Initial Study/Mitigated Negative Declaration**;
2. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 251 CONFERENCE CENTER DRIVE – NCRSP PCL 40 – HAMPTON INN AND ELEMENT HOTEL – FILE #PL23-0010** subject to seventy-eight (78) conditions of approval;
3. Adopt the three (3) findings of fact and approve the **TENTATIVE PARCEL MAP – 251 CONFERENCE CENTER DRIVE – NCRSP PCL 40 – HAMPTON INN AND ELEMENT HOTEL – FILE #PL23-0010** subject to forty-two (42) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE PERMIT – 251 CONFERENCE CENTER DRIVE – NCRSP PCL 40 – HAMPTON INN AND ELEMENT HOTEL – FILE #PL23-0010** subject to two (2) conditions of approval.

**CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL23-0010**

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **July 20, 2023** and if not effectuated shall expire on **July 20, 2025**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits B-N and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Hampton Inn and Element Hotel Initial Study/Mitigated Negative Declaration (included as Exhibit A), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 251 Conference Center Dr. The address for proposed Parcel 1, and Hotel 1, shall be 255 Conference Center Dr. The address for proposed Parcel 2, and Hotel 2, shall be 235 Conference Center Dr. The address for proposed Parcel 3 shall be 215 Conference Center Dr. 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)
5. 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)
6. 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)
7. 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)
8. 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:**

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

equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

- i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
  - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.
  - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
  - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
  - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
  - d. The landscape plan shall comply with the Landscape Guidelines for North Central Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
  - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
  - f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
  - g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from the project's property lines. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The

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

15. 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)
16. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
17. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
18. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
19. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
20. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
21. 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)
22. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Development Services - Engineering prior to approval of any plans. (Engineering)
23. 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)
24. 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)

25. Bike parking and electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville's Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
26. The applicant shall provide a 35' wide Type A-7 driveway for the entry off Conference Center Drive. (Engineering)
27. The applicant shall update the striping on Conference Center Drive, as shown on the entitlement documents The revised striping is required due to the proposed driveway location on Conference Center Drive. (Engineering)
28. The applicant shall complete the remaining 8' wide separated concrete sidewalk along Gibson Drive. (Engineering)
29. 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)
30. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
31. Prior to approval of Grading or Improvement Plans (whichever occurs first), on project sites greater than one acre, the applicant shall submit a Dust Control Plan to the Placer County Air Pollution Control District. The applicant shall not break ground prior to receiving District approval and delivering that approval to the local jurisdiction issuing the permit. (Placer County Air Pollution Control District)
32. 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)
33. 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)
34. 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)
35. 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)

36. 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)
37. 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)
38. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for (name of project) to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
39. 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)
40. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
41. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water and sewer 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)
42. 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)
43. 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)
44. A trash enclosure, an organics enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
45. 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)
46. 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)

47. 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
48. 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)
49. 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)
50. 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:**

51. 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)
52. 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)
53. 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)
54. 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)
55. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
56. 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)
57. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for (Center Name) to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)
58. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
59. **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)
60. 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)
61. 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)
62. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
63. 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)
64. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

65. 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)
66. 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)
67. 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:**

68. 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)
69. 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)
70. 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)
71. 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)
72. 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)
73. 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)
74. 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)
75. 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)

76. 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)
77. 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)
78. 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 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 TENTATIVE PARCEL MAP – FILE #PL23-0010**

1. This Tentative Map approval shall be effectuated within a period of two (2) years from **July 20, 2023** and if not effectuated shall expire on **July 20, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **July 20, 2029**. (Planning)
2. The project is approved as shown in Exhibits B-N, and as conditioned or modified below. (Planning)
3. The approval of a Tentative Map and/or tentative site plan 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)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. 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)
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, Finance)

7. The project shall comply with all required environmental mitigation identified in the Hampton Inn and Element Hotel Initial Study/Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the plans. (Planning)

#### **PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS**

8. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
- a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
  - b) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.
  - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
  - d) Access to the floodplain shall be provided as required by Engineering and the Streets Department.
  - e) Standard accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
9. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)
10. All drainage facilities shall conform to natural drainage sheds. (Engineering)
11. The following note shall be added to the Grading and/or Improvement Plans:

*To minimize dust/grading impacts during construction the applicant shall:*

- a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
- b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
- c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
- d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
- e) *The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*

#### **PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS**

12. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Development Services a paper copy and an electronic copy of the final set of Improvement Plans per

the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)

13. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)
14. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
15. There shall be two points of access for all phasing plans. (Fire)
16. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)
17. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
18. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)
19. 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)
20. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
21. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
22. 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
23. The location and design of the gas service shall be determined by PG&E. The design of 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)
24. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

#### **PRIOR TO OR UPON RECORDATION OF FINAL MAP**

25. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
  - a) Water, sewer, and reclaimed water easements;

Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

26. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
27. 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 (Environmental Utilities, Electric, Engineering)
28. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
  - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
  - b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
  - c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)
29. The City shall not approve the Final Map for recordation until either:
  - a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

  - b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
30. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
31. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
32. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
33. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

34. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
35. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
36. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction.” (Electric)
37. 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)

#### **OTHER CONDITIONS OF APPROVAL**

38. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer’s expense. (Electric)
39. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
40. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
41. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise 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. (Engineering)
42. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall 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. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

#### **CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT – FILE #PL23-0010**

1. The Administrative Permit for a parking reduction of 23 spaces is approved based on the proposed mix, square footage, and operating characteristics of tenants and tenant spaces, as described in Attachment 1, and as conditioned below. Should the uses vacate the space or modify operations, the parking reduction will no longer be valid. (Planning)
2. The Administrative Permit approval shall be effectuated within a period of two (2) years from **July 20, 2023** and if not effectuated shall expire on **July 20, 2025**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)

#### **ATTACHMENTS**

1. Parking Reduction Memo and Surveys
2. Placer County Air Pollution Control District Comment Letter

#### **EXHIBITS**

- A. Initial Study/Mitigated Negative Declaration
- B. Tentative Parcel Map
- C. Site Plan

- D. Floor Plan – Hampton Inn
- E. Roof Plan and Section – Hampton Inn
- F. Floor Plan – Element Hotel
- G. Roof Plan and Section – Element Hotel
- H. Preliminary Grading Plan
- I. Preliminary Utility Plan
- J. Elevations & Renderings – Hampton Inn
- K. Elevations & Renderings – Element Hotel
- L. Material & Color Boards
- M. Preliminary Landscape Plan
- N. Photometric 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.