

**ITEM 4.1:**      **Design Review Permit – 445 Roseville Sq.– DHCS PCL DH-43 – Roseville Square Pad Building – PL23-0364**

**REQUEST**

The applicant requests approval of a Design Review Permit to allow construction of a 7,654-square-foot commercial pad building and associated site improvements on Parcel DH-43 in the Douglas Harding Corridor Specific Plan (DHCS P) area.

Applicant- Haleh Al Hassany, Borges Architectural Group  
Owner – RSS Center LLC

**SUMMARY RECOMMENDATION**

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

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-one (71) 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 the recommended conditions of approval.

**BACKGROUND**

The proposed project site is 445 Roseville Sq., located on the northwest corner of Douglas Bl. and Harding Bl. within the Roseville Square Shopping Center, in the Douglas Harding Corridor Specific Plan (DHCS P). The approximately 0.52 acre site is currently vacant, and is surrounded by commercial development. In December 2022, the City adopted the DHCS P, which includes new design standards for infill development within the corridor. The intent of the Specific Plan is to support reinvestment and redevelopment within the corridor.

The Roseville Square Shopping Center was originally constructed in 1961 and has been remodeled several times. The subject parcel was originally developed as a gas station facility, built concurrently with the retail shopping center. In 1995, the gas station requested a Special Use Permit to substantially remodel the gas station and build a cashier kiosk, car wash, and new fuel canopy (File # SUP 94-60). Ultimately, the gas station facility was demolished in 2021 (File # BD21-3425).

The proposed project includes a 7,654-square-foot commercial pad building. The building is currently proposed with five (5) total tenants suites, although the future tenants of the building are unknown at this time. A total of 11 new parking spaces are proposed along the front of the building. The project also includes landscaping consistent with the Roseville Square Shopping Center, as well as a new landscape feature at the corner of Douglas Bl. and Harding Bl., consistent with the DHCS P.

**Figure 1: Project Location**



## **EVALUATION**

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 DHCSP Design Guidelines. Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four (4) findings of fact be made to approve a Design Review Permit. The four (4) 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 was previously developed with a gas station facility, which was demolished in 2021. The site retained its frontage improvements, including curb, gutter, and sidewalk. Given the previous development, the site does not include wetlands or other significant natural features. Grading of the property will be necessary to construct the parking area, drive aisles, and building pad. 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 use is consistent with the site's commercial land use designation and will develop an underutilized parcel.

- 2. The project site 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,***

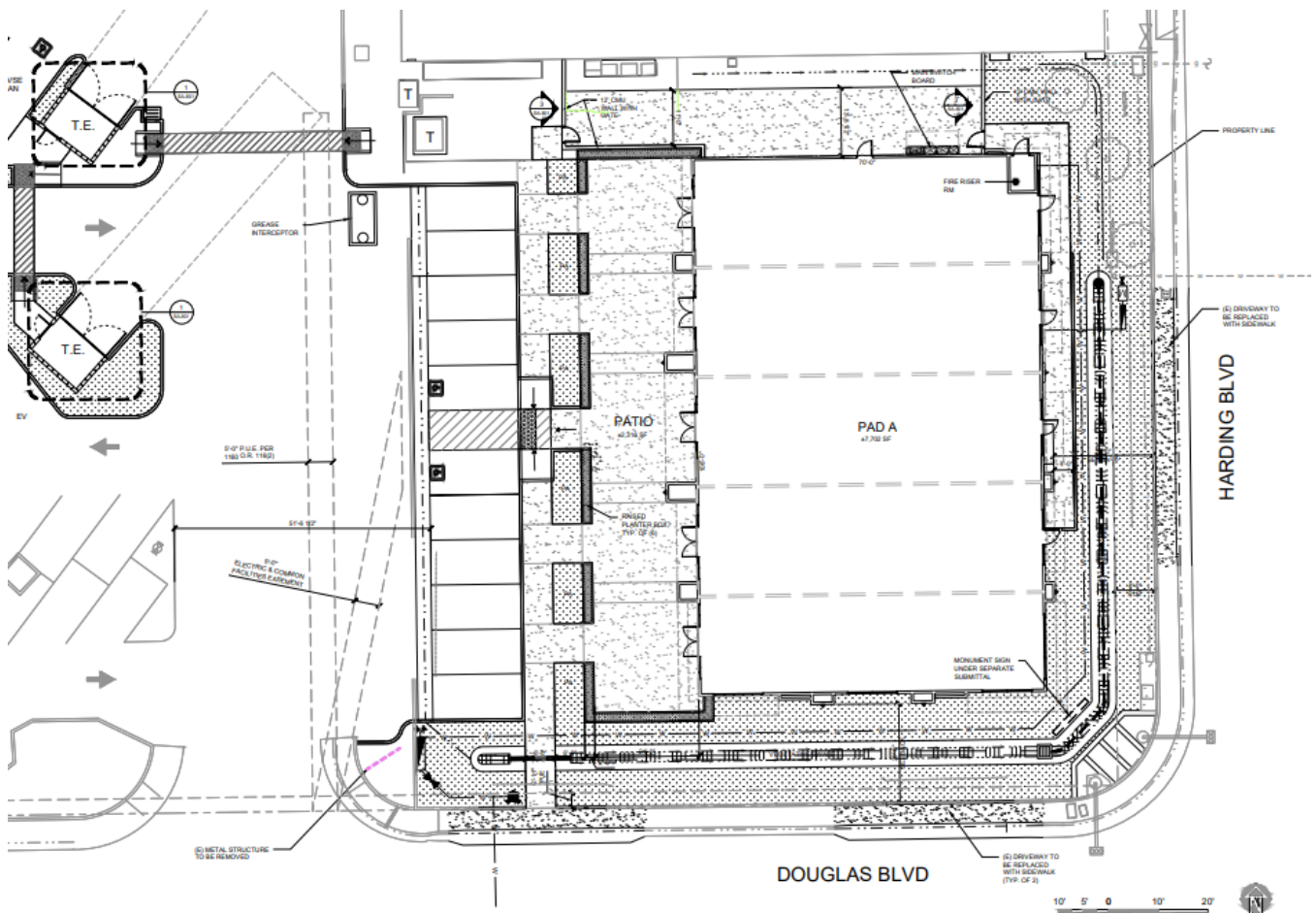
***policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.***

The evaluation of the DRP is based on the applicable development and design standards within the City's Zoning Ordinance, the CDG, and the DHCSP. Staff reviewed the project proposal for consistency with all applicable standards and found the project to be consistent with the requirements and guidelines. The following sections of the evaluation focus on areas of interest.

**Site Planning**

The proposed site plan is shown in Figure 2 and included as Exhibit A. The project consists of an approximately 7,654-square-foot commercial pad building, as well as associated site improvements such as landscaping and 11 new parking spaces. The proposed use, retail commercial, is principally permitted in the CC/SA-DH(Community Commercial/Special Area – Douglas Harding) zone. As proposed, the pad building includes a maximum of five (5) tenant suites, each with the possibility of a patio along the storefronts. The entrances to each tenant space are oriented towards the interior of the shopping center, with faux storefronts to disguise the service doors facing Harding Bl. The pad building maintains a 20 foot setback from both Douglas Bl. and Harding Bl., consistent with the development standards.

**Figure 2: Site Plan**



### Access and Circulation

Access to the project site will be provided by existing driveways to the shopping center, with the primary access point along Douglas Bl. The project will be incorporated into the existing Roseville Square shopping center, and will share parking as well as vehicle and pedestrian circulation. As discussed in this report, the project site was previously developed with a gas station facility. The project is conditioned to remove the three (3) existing driveways to the parcel and replace with curb and sidewalk (DRP Condition #23). The proposed access and site circulation has been reviewed by the Development Services – Engineering Division, and is consistent with the design guidelines.

### Parking

The Zoning Ordinance establishes off-street parking requirements for commercial shopping centers. Based on the Zoning Ordinance, the parking requirement for a shopping center where the tenants are unknown is one (1) space per 200 square feet.

The project is located within the existing Roseville Square Shopping Center, and will share parking with the overall center. The proposed pad building is 7,694 square feet, which would require a total of 38 parking spaces. Eleven (11) parking spaces are proposed on the subject parcel. In total, 1,027 parking spaces are required for the shopping center, and including the new development, a total of 1,077 parking spaces will be provided. Therefore, the shopping center has a surplus of 50 parking spaces.

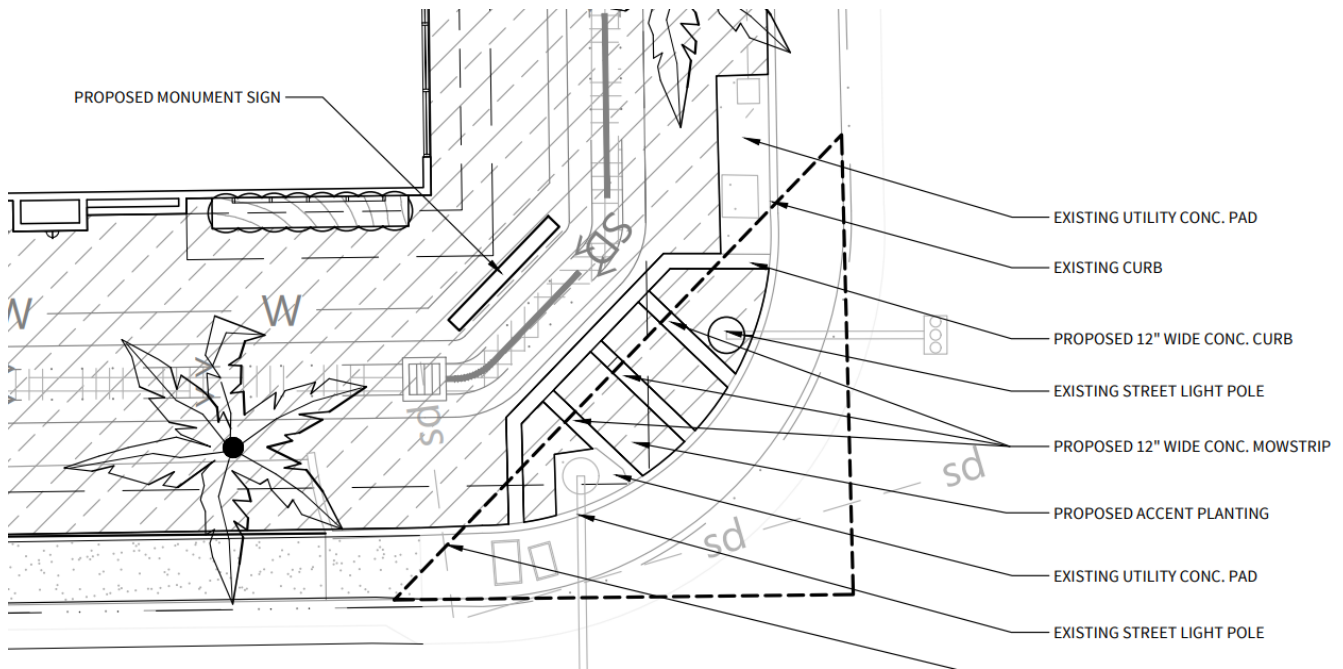
Based on the parking requirement and the proposed additional parking, both the existing shopping center and the new pad building comply with applicable standards and requirements of the Zoning Ordinance. As tenant spaces are leased, each tenant will utilize the applicable parking requirement for the use as outlined in the Zoning Ordinance.

### Landscaping

The project landscaping consists of a mix of plant materials including trees, shrubs, and other accent plantings, consistent with the CDG and DHCSP Design Guidelines. Tree species include Chinese pistache, Japanese zelkova, and date palm. Palm trees are an existing feature of the Roseville Square Shopping Center, and the proposed plant palate will be consistent with the existing landscape design. The CDG includes a parking lot shading requirement of 50-percent of the paved areas. The project will provide additional trees along the frontage of the new building as well as in the existing parking area adjacent to the new trash enclosures. The project calculates 93-percent coverage of the paved areas, meeting the requirement.

Additionally, the project includes a corner feature at the Harding Bl. and Douglas Bl. corner, consistent with FI-4 of the DHCSP (Figure 3). The Specific Plan (Policy FI-4) requires a corner treatment at prominent corners within the corridor, which includes the project site. The proposed treatment is limited in size due to existing frontage improvements, but will include decorate mow strips and accent plantings to highlight the corner. A future shopping center identification monument sign will be located adjacent to the corner feature. As proposed, the landscaping plan is consistent with the CDG and DHCSP Design Guidelines.

**Figure 3: Corner Feature**



- 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 project is subject to the City's Community Design Guidelines (CDG) for commercial development and the DHCSP Design Guidelines. The project is also subject to the Zoning Ordinance standards for the CC/SA-DH (Community Commercial/Special Area-Douglas Harding) zone district, which provide development standards and guidelines for new construction, including building setbacks and height limits. The building proposes 20 foot setbacks from both Douglas Bl. and Harding Bl., and has an overall height of 28 feet to the top of the parapet. As proposed, the building is consistent with development standards.

The proposed architecture is a modern style that utilizes a mix of cool and earth-tone colors such as deep red, sage green, greys and browns (Figure 4). The materials used include stucco, metal awnings, wood-look aluminum accent panels, and glass on the exterior. The front of the building, which faces interior to the shopping center, will predominantly feature glass storefronts, and will provide patio areas for future tenants. Faux storefront treatments are applied to the south and east elevations of the building, which face Douglas Bl. and Harding Bl. respectively. These elevations, which are the passive sides of the building, disguise the service areas and doors with the upgraded spandrel windows, doors and metal awnings by giving the illusion of additional storefronts. Overall, the proposed design is consistent with the guidelines and policies outlined in the CDG and DHCSP Design Guidelines.

**Figure 4: Front Elevation (Interior to Shopping Center) and Rear Elevation (Harding Bl.)**



- 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, with landscaping located along the perimeter of the enclosures. All rooftop mechanical equipment will be sufficiently screened from public view by the building parapets.

### **PUBLIC OUTREACH**

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Design Committee hearing was published on May 3, 2024, and was distributed to all property owners within 300 feet of the project site. One neighbor called staff after receiving the notice and inquired about the proposed project, but did not submit any formal comment. No additional comments were received.

## **CONCLUSION**

Based on the analysis provided in this staff report, staff believes that the required findings can be made to approve the proposed Design Review Permit.

## **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32 - Infill Development Projects, and Section 305 of the City of Roseville CEQA Implementing Procedures. The project will construct a new, 7,654-square-foot commercial pad building on a vacant parcel surrounded by developed uses. The project meets the required conditions of the categorical exemption as identified in subsections a) through e) in that the project is consistent with the zoning and land use designation; the parcel is 0.52 acres in size and surrounded by development; the site has been previously developed and significantly disturbed, with no habitat value for endangered or threatened species; the project will not result in significant effects related to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

Furthermore, none of the exceptions to exempting projects, as outlined in Section 15300.2 of CEQA, apply to the proposed project. The project does not request exemption through Classes 3, 4, 5, 6, or 11. This is an infill project on a previously developed site that is surrounded by development. There are no cumulative impacts which have not been considered that will have a significant effect on the environment. There are no unusual circumstances that will have a significant effect on the environment proposed as part of the project, as all uses are permitted and the project will occur within an existing facility. The project is not located adjacent to a scenic highway, is not located on a hazardous waste site pursuant to Section 65962.5 of Government Code, and will not result in a substantial adverse change in the significance of a historical resource.

## **RECOMMENDATION**

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

1. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit – 445 Roseville Square – DHCSP PCL DH-43 – Roseville Square Pad Building – PL23-0364** subject to seventy-one (71) conditions of approval.

### **CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE # PL23-0364**

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 16, 2024** and if not effectuated shall expire on **May 16, 2026**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 16, 2027**. (Planning)
2. The project is approved as shown in Exhibits A-G and as conditioned or modified below. (Planning)
3. The project shall be addressed as 445 Roseville Square. 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:**

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 11 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 Landscape Guidelines for the Douglas Harding Corridor 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)
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. 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 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)
  14. 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)
  15. 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)
  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. 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)
18. 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)
19. 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)
20. 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)
21. 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.”* (Public Works)
22. 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).
23. The applicant shall remove the three (3) existing driveways and replace with new curb-gutter and sidewalk. In addition, provide new barrier curb along the back of sidewalk in these areas. (Engineering)
24. 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, which includes trash capture requirements. 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)
25. 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)

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 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)
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 (organic totes within this 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:**

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. 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)
46. 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)
47. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
48. 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)
49. 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)
50. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
51. 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)

52. 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)
53. 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)
54. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
55. 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)
56. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
57. 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)
58. 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)
59. 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)
60. 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:**

61. 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)
62. 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)

63. 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)
64. 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)
65. 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)
66. 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)
67. 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)
68. 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)
69. 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)
70. 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)
71. 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)

**Exhibits**

- A. Site Plan and Details
- B. Floor Plan
- C. Roof Plan and Building Sections
- D. Elevations and Materials
- E. Drainage and Utility Plans
- F. Stormwater Quality Control Plan
- G. Preliminary Landscaping Plan

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