

ITEM 6.1: A Zoning Ordinance Amendment, Conditional Use Permit, and Design Review Permit Modification – 200 S. Harding Boulevard – INFILL PCL 187 – Wag Pet Hotel – PL19-0323

REQUEST

The applicant requests approval of a Zoning Ordinance text amendment to allow kennels with a Conditional Use Permit in the General Commercial (GC), Highway Commercial (HC) and Regional Commercial (RC) zones; a Conditional Use Permit to allow a Pet Hotel in the GC zone, and a Design Review Permit Modification to convert an existing 16,184 square-foot building into a luxury pet hotel for dogs and cats.

Applicant – Bob Caravona, Hawkins Companies, LLC
Owner – Gregory Tomassian

SUMMARY RECOMMENDATION

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

- A. Recommend the City Council adopt two (2) findings of fact and approve the Zoning Ordinance Amendment.
- B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.
- C. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to forty-seven (47) 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 AND SETTING

The project is located on a 0.856 acre property at 200 S. Harding Way, within the City's Infill planning area, (Figure 1). The site is surrounded by office and commercial uses and is adjacent to the Highway 80 westbound onramp. The property has a Community Commercial (CC) Land Use designation and General Commercial (GC) zoning. The site is currently developed with a 16,184 square foot building with associated drive aisle, parking, and landscaping.

Construction of the existing building was approved by the Roseville Site Review Commission on July 15, 1976 for use as a racquetball and health club facility. On September 16, 2008, Staff approved a Design Review Permit Modification (DRPMOD) to modify the design of the building to accommodate an office/warehouse use. With that project the parking lot was repaved and restriped and the landscaping was updated.

Figure 1: Project Location



The applicant requests an amendment to the Zoning Ordinance to amend Sections 19.08.090 and Section 19.12.020 to allow pet kennel uses within the GC, HC, and RC zones with the issuance of a Conditional Use Permit (CUP), a CUP for a kennel use operated by Wag Hotels, and a DRPMOD to allow changes to the exterior building façade.

EVALUATION

Zoning Ordinance Amendment

Zoning Ordinance Section 19.86.050 specifies that recommendations for approval of a Zoning Ordinance amendment shall include consideration of the proposed amendment's consistency with:

- 1. The public interest, health, safety, or welfare of the City, and**
- 2. The General Plan and any applicable Specific Plan.**

The project includes a request to amend the Zoning Ordinance to allow kennels in commercial zones with a CUP. Because traditional kennel facilities tend to be noisy and create odor, and to avoid conflicts, they are typically located outside residential and commercial districts. Presently, kennels are principally permitted in the Light Industrial (M1), General Industrial (M2), and Industrial Mixed Use (MMU) industrial zones. The only commercial zone that currently permits kennels is the Commercial Mixed Use zone.

Recent trends in pet ownership have created a demand for conveniently located kennels with a more home-like atmosphere. The more contemporary kennels function more like commercial uses than industrial uses with frequent customer interface and animals boarded indoors. These facilities typically include short supervised outdoor activities and prompt waste removal, which limits the nuisances typically created by the noise and odor associated with traditional kennels. Reflecting this trend, the proposed Zoning Ordinance amendment would modify Section 19.12.030, related to permitted use types within commercial zones, to allow kennels with a CUP within the GC, HC, and RC zones. Although these facilities are anticipated to function more like commercial use than industrial uses, the frequent movement of animals and potential for minor noise and odor nuisances make them less appropriate for Business Professional (BP), Neighborhood Commercial (NC), and Community Commercial (CC) zones, which include uses that are considered more appropriate adjacent to residential uses.

Each individual request for a kennel CUP will be evaluated for compatibility and consistency with the findings for a CUP. In areas where the GC, HC, and RC zones are adjacent to residential uses, the CUP requirement will give the Planning Commission the authority to apply operational conditions to reduce conflicts or to disapprove kennels in locations where conflicts cannot be avoided with operational conditions. Additionally, the CUP process gives the City authority to rescind permits for operators that don't comply with their approved CUP.

For the reasons discussed above staff finds that the proposed amendments to the Zoning Ordinance are consistent with the public interest and will not negatively affect the health, safety, or welfare of the City. No conflicts with City's General Plan or the Infill planning area have been identified.

Conditional Use Permit

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve or conditionally approve a CUP. The three findings are listed below in *italicized, bold* text and are followed by an evaluation in relation to each finding.

- 1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.***

The project is located within the Infill planning area and has a CC land use designation. The CC land use district is intended to provide a broad range of goods and services to the entire community. The General Plan defers to the Zoning Ordinance for standards and design criteria for uses within the implementing commercial zones. Upon approval of the amendment to the Zoning Ordinance, kennels will be permitted in the GC zone with the approval of a CUP. As discussed below, the proposed pet hotel is consistent with the Zoning Ordinance; therefore, the proposed use is consistent with the City of Roseville General Plan.

2. *The proposed use or development conforms to all applicable standards and requirements of the Zoning Ordinance.*

Consistent with the proposed Zoning Ordinance amendment, the applicant requests a CUP for a Pet Hotel in the GC zone. Pursuant to Section 10.86.030 of the Zoning Ordinance, concurrent processing of the CUP with the Zoning Ordinance Amendment is permitted; however, the permit will not become effective until the amended Zoning Ordinance is effective. As discussed below, the proposed pet hotel is consistent with the Zoning Ordinance.

3. *The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.*

The proposed Wag Hotel will provide supervised care for overnight and extended indoor boarding, training, grooming, day-care services, and ancillary retail services for dogs and cats in a home-like hotel environment with supervised group outdoor play time. The facility will include walled suites and operations that create a pet-soothing and sound-sensitive environment. The proposed pet hotel is distinguished from typical kennels by an intensified level of service, which includes limited outdoor use, noise attenuation, and constant animal supervision and care. The facility will include a variety of room types from small private rooms to luxury suites that include amenities such as room service, classical music, camera access for family members, treat dispensers, faux fireplaces, and in-room televisions (Figure 2 and Figure 3). The facility will be open to the public between the hours of 6 am and 8 pm, but will have staff onsite 24 hours per day.

The outdoor operation will be limited to the hours of 7 am to 8 pm with a 25 dog limit. The dogs will be supervised at all times and staff will immediately remove all waste. The outdoor area will be enclosed by a 10-foot tall fence. Although fencing that exceeds eight feet in height is typically discouraged, the proposed 10 foot tall fence is permissible with approval of a CUP. The proposed 10-foot fence is necessary for the safety of the dogs, is located within the interior of the property, and will not impede the visibility of circulating vehicles. For these reasons staff is supportive of the proposed height deviation.

Figure 2: Private Room Corridor



community at large and is separated from nearby residential uses by existing commercial buildings. The proposed outdoor area is located on the east side of the building adjacent to the eastern exterior wall, between the existing building and Highway 80. Any nuisance created from noise or odor would be generated from this location. However, noise from the adjacent highway would exceed that from barking dogs and, because the applicant's operation includes prompt disposal of waste, odor is anticipated to be minimal. Furthermore, there are no sensitive uses within the vicinity of this area. Additionally, the operator will be required to obtain a Kennel Permit pursuant to Section 7.20 of the City's Municipal Code prior to operation. The Kennel Permit may be revoked if the operation results in disturbance to persons in the surrounding area, if the dogs are not given proper care, or if circumstances change such that the premises are no longer suitable for operation as a kennel.

The proposed location, design, and operational characteristics of the proposed Wag Hotel are compatible with and will not adversely affect the health, safety, or welfare of persons residing or working in the area, and the proposed use will not be detrimental or injurious to public or private property or improvement. For these reasons, staff recommends that the Planning Commission approve the proposed CUP with operational characteristics as described.

Design Review Permit Modification

Section 19.78.060J of the City of Roseville Zoning Ordinance requires that two findings be made prior to the approval of a Modification. The required findings are listed below in *italicized bold print* and are followed by an evaluation.

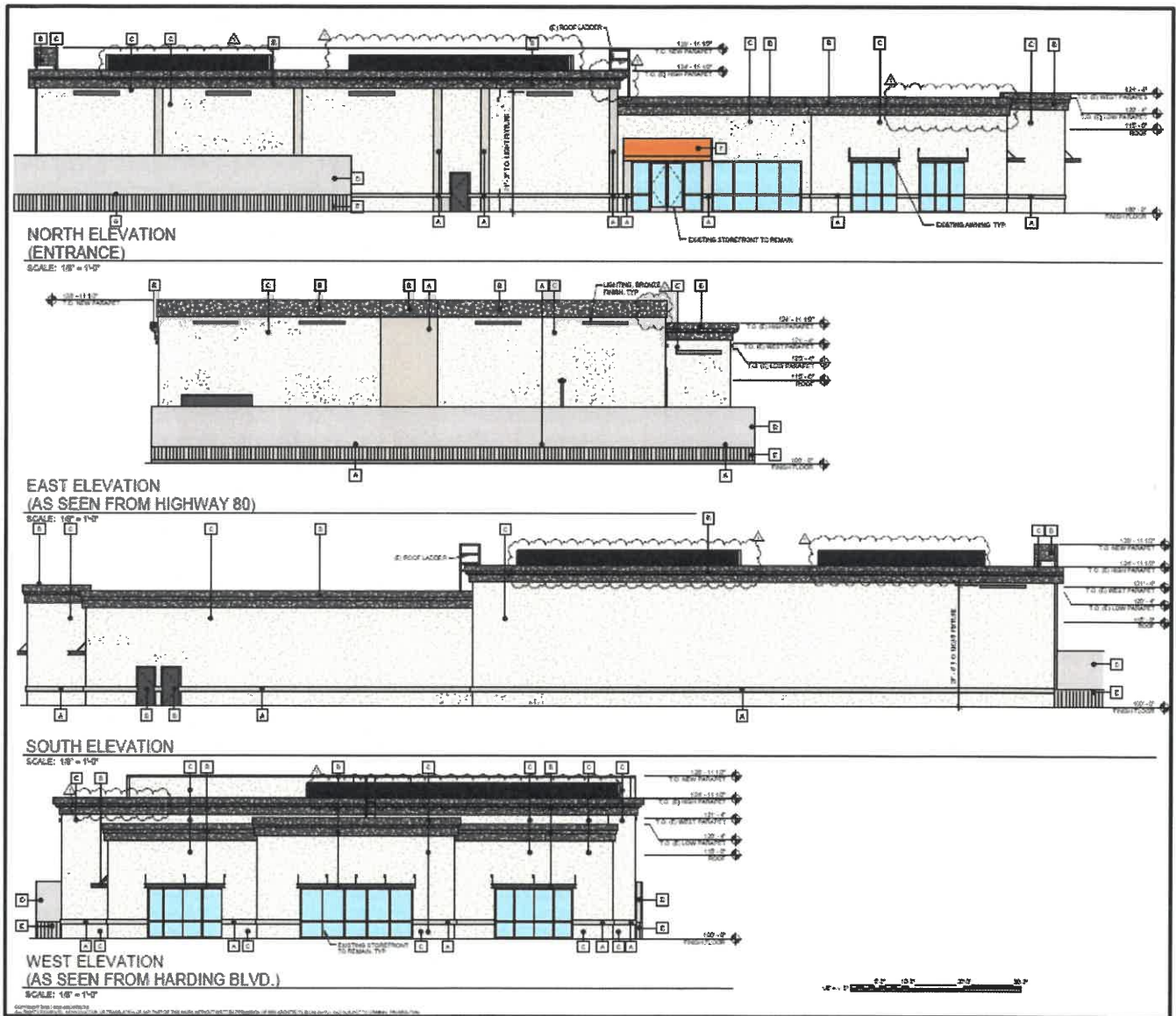
- 1. The proposed modification is substantially consistent with the intent of the original approval.**
- 2. *The proposed modification complies with all applicable standards and requirements of this title, with the applicable goals, policies, and objectives set forth in the General Plan, and the Community Design Guidelines.***

The project includes minor modifications to the exterior of an existing building. The modifications include an increased parapet height, updated exterior colors, lighting, cornices, and canvas awnings (Figure 5). The building will be painted a light pewter color with black, white, and orange accents to complement the existing architectural features. Consistent with the City's Design Guidelines, the building has wall movement and relief, directed architectural shielded lighting, and colors and materials that complement the surrounding development while providing the Wag Hotel corporate identity. Consistent with the maximum allowable height of 50 feet for buildings in the GC zone, the proposed parapet height extension of four feet will increase the overall height of the building to a maximum of 28 feet 11½ inches.

The project includes an enclosed 2,500 square-foot outdoor play area adjacent to the northern and eastern sides of the building. The play area will be enclosed by a 10-foot fence designed to prevent animals from escaping. The lower portion of the fence will be constructed of solid wood to prevent dogs from climbing the fence, while the upper portion will consist of black vinyl chain link to allow views of the building. The addition of the outdoor play area will result in removal of eight existing parking spaces and associated planters; however, this will not affect the required parking. Overall, the site will maintain the required parking and landscaping.

The site is currently landscaped with mature shrubs and trees. With the exception of the landscape planters adjacent to the removed parking spaces, the applicant proposes to retain the existing landscaping. Consistent with the existing and proposed conditions of approval, additional ground cover will be installed to update the existing planters and dead plants will be replaced as necessary. New light fixtures will be installed within the parking areas and on the building consistent with the lighting requirements in the City’s Design Guidelines.

Figure 4: Proposed Building Elevations



Although signage is not included with this design review evaluation, the ultimate design will incorporate signage that features images of dogs. It is expected that these images will be placed on the eastern building façade, which has high visibility from the Highway 80 corridor. While the precise location and size of the signage will be evaluated through the Sign Permit process, the original application included signage that exceeded 1,500 square feet. The City’s sign regulations would allow for a total of 200 square feet of attached signage. In order to incorporate more than 200 square feet of sign area, a separate entitlement for an exception to the Sign Ordinance will be required. Staff has indicated that a

sign exception could be supported consistent with previously approved sign exceptions for similar commercial developments along the Interstate 80 corridor.

The proposed modifications are substantially consistent with the intent of the original approval and comply all applicable standards and requirements of the Zoning Ordinance, General Plan, and Community Design Guidelines.

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 Planning Commission hearing was published on December 27, 2019, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As discussed above, the project complies with the City of Roseville General Plan, Zoning Ordinance, and Citywide Design Guidelines; and the project is consistent with the findings for approval of a Conditional Use Permit.

ENVIRONMENTAL DETERMINATION

The proposed amendments would not result in direct or reasonably foreseeable indirect physical changes to the environment. The project consists of a minor modification to an existing building with negligible expansion of use consistent with the City's General Plan, on a site within the City that is less than five acres in size. The site is surrounded by urban uses and has existing utilities and public services. The site is currently developed and will not result in any significant effects. For these reasons, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 and Section 15332, Class 32.

RECOMMENDATION

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

- A. Recommend the City Council adopt two (2) findings of fact and approve the **Zoning Ordinance Amendment**.
- B. Adopt the findings of fact as stated in the staff report and approve the **Conditional Use Permit – 200 S. Harding Boulevard – INFILL PCL 187 – PL19-0323** subject to five (5) conditions of approval.
- C. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit Modification – 200 S. Harding Boulevard – INFILL PCL 187 – PL19-0323** subject to forty-seven (47) conditions of approval

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (File #PL19-0323)

1. The project is approved as shown in Exhibit B-D and as conditioned or modified below. (Planning)
2. The Conditional Use Permit shall not become effective until the actions on the Zoning Ordinance Amendment are approved and become effective. (Planning)
3. No outdoor animal cages, shelter, or pens for overnight boarding of animals is permitted. (Planning)

4. The following standards apply to all outdoor play areas: 1) All outdoor play areas shall be supervised while animals are present; 2) In order to prevent excessive odor all animal waste shall be disposed of immediately; 3) The outdoor play area hours of operation shall be limited to 7 am to 8 pm. (Planning)
5. ADVISORY: Municipal Code Section 7.20 requires that the kennel operator obtain a Kennel Permit before more than three dogs over the age of four months can be kept at the premises. (Planning)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION (File #PL19-0323)

1. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from **January 9, 2020** and if not effectuated shall expire on **January 9, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **January 9, 2023**. (Planning)
2. The project is approved as shown in Exhibits B-D and as conditioned or modified below. (Planning)
3. The project shall comply with the originally approved Conditions of Approval for the project (SR 76-10 and 2008PL-100), as applicable and except as modified below. (Planning)
4. The Design Review Permit Modification shall not become effective until the actions on the Zoning Ordinance Amendment are approved and become effective. (Planning)
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 are approved and grading and/or encroachment permits are issued by the Department of Public Works. (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. Any modifications to the parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b) Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)

- c) An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
- 10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
- 11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 12. The project Landscape Plans shall comply with the following:
 - a) 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)
 - b) 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)
 - c) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
- 13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 14. 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. 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)

16. 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. Therefore, 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)
17. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
18. 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)
19. 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)
20. 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)
21. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
22. 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)
23. 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)
24. 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 (Electric)
25. 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)

26. 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)

27. 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:

28. 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)

29. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a) Water, sewer, and reclaimed water easements.
- b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

30. 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)

31. 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)
32. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
33. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
34. 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)
35. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
36. 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)
37. 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)
38. 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)
39. 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:

40. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. Signage exceeding 200 square feet shall require the approval of a Sign Exception entitlement, which shall be consistent with previous sign exceptions for similar commercial development along the Interstate 80 corridor.(Planning)
41. 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)

42. 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)
43. 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)
44. 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)
45. 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)
46. 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)
47. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)

Attachments

1. Trip Generation Analysis

Exhibits

- A. Zoning Ordinance Amendment (Redline)
- B. Site Plan
- C. Elevations
- D. Photometric 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.