

**ITEM 6.1: Rezone, Conditional Use Permit, Design Review Permit – 102 Atkinson St. – INFILL
PCL 209 – Atkinson Self-Storage – PL20-0010**

REQUEST

The applicant requests approval of a rezone which will modify the Planned Development Zone and allow personal storage and outdoor boat and RV storage with a Conditional Use Permit (CUP). A Design Review Permit and Conditional Use Permit are also requested to allow the construction of a personal storage facility with an office. The proposal would allow the construction of three 1-story storage buildings plus an office in one building. The total square footage for the self-storage buildings is 25,297 sf. The total square footage for the office is 1,575 sf for an overall total of 26,872 sf. The project will also include 163 spaces for outdoor boat and RV storage and 4 canopies.

Applicant – Regina Reusser, Burrell Consulting Group, Inc.
Owner – Steve Lefler, For: M2 Melody LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the Atkinson Self-Storage Negative Declaration;
- B. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- C. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval;
- D. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-three (73) 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.

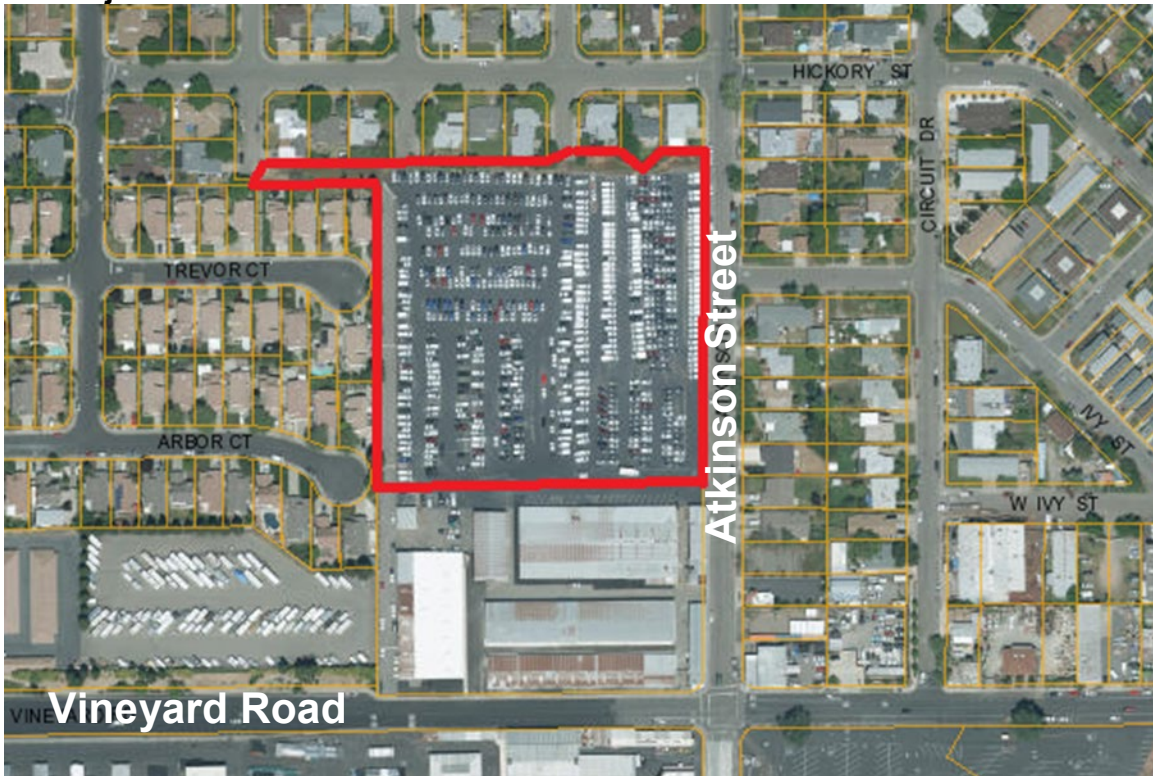
BACKGROUND

The project site is located at 102 Atkinson St. and is identified as Parcel 209 in the City's Infill area. The site is approximately 5.85 acres in size. The majority of the site has a zoning designation of Planned Development 59 (PD59). The PD59 zone was created with Ordinance 1429 on September 6, 1978 to allow a parking lot use on the site. The site has been developed with and functioned as a parking lot for the Denio's auction since that time. Most recently, the site provided overflow parking for AutoNation sales inventory. There is a small flag section in the northwest corner of the site that has a zoning designation of R1 (Single-Family Residential). This area of the site is undeveloped with loose dirt and gravel. The split zoning condition will be remediated with this project to rezone the entire property to PD59. The General Plan land use designation will remain split. The majority of the existing site will retain a land use designation of Community Commercial (CC) and the small flag will retain a land use designation of Low-Density Residential (LDR). The site is surrounded by single-family residential subdivisions to the east, north, and west, and a light industrial/commercial development to the south. (Figure 1).

The current project proposes the construction of a personal storage facility with recreational vehicle (RV) and boat storage. The project includes three 1-story storage buildings plus an office in one building. The total square footage for the storage buildings is 25,297 sf. The total square footage for the office is 1,575 sf for an overall total of 26,872 sf. The project will also include 163 spaces for outdoor boat and RV

storage. There will be four canopies totaling 96,700 sf constructed for weather protection of the boats and RVs. Landscaping and lighting associated with the personal storage use are also proposed as part of the project. The entitlements requested include a Rezone to amend the Zoning Ordinance to change the allowable uses within the PD59 zone, as well as approximately 0.162 acres of R1 to PD59; a Conditional Use Permit to allow the personal storage facility with RV and boat storage within the PD59 zone, and a Design Review Permit to evaluate the proposed facility and site improvements.

Figure 1 – Project Location



SITE INFORMATION

Location: 102 Atkinson St.

Total Size: 5.85 acres

Topography and Setting: The project site is an infill property located in an urbanized setting. The site includes frontage on Atkinson Street, which is a two-lane roadway, and includes an attached sidewalk. The asphalt parking lot runs up to the front property line along the entire frontage with no landscape setback. The project site is situated at-grade and is relatively flat with a slight rise toward the north of the site. There is a slender outcropping on the northwest corner of the site that is not paved and contains loose dirt and gravel. The rest of the site is covered in asphalt. There are currently no structures on the property.

EVALUATION: Rezone

The project includes a Rezone to amend the Planned Development (PD59) zone as well as rezone a portion of the property from R1 to PD59 for the 5.85 acre project site. Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone 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.

Land Use Compatibility

The project is within the City's Infill planning area, which is characterized by pre-1980's urban development. The area surrounding the site is developed with single-family homes and commercial uses. The project site is made up of one parcel with a split zoning of PD59 and R1. The parcel also has a split General Plan Land Use designation of CC and LDR. Although the rezone of the small portion of the property from R1 to PD59 will create an inconsistency with the LDR land use designation for that area of the project, Municipal Code Section 19.02.030 B states that where there are inconsistencies between the land use and zoning of a property the zoning prevails. Therefore, the PD59 zoning for a personal storage facility will prevail. Functionally, this small area of the parcel will remain undeveloped, though the rezone will eliminate the undesirable split zoning of the property and the project. Archived parcel maps for the property show that this small flag existed as its own parcel from 1974 to 2019, when it was incorporated into the rest of the project site with a Lot Line Adjustment (File #PL19-0178). The parcel was never incorporated into the adjacent single-family lots and there is no desire from adjacent home owners to purchase the property. The applicant therefore proposes to bring the zoning into consistency with the rest of the parcel and maintain the property in its current condition.

The project also proposes to amend the Planned Development Ordinance associated with the subject property, known as PD59. As discussed in the Background section of this report, PD59 identifies the northern half of Infill Parcel 209 as allowing a parking lot use. While PD59 functions as the zoning designation for the property, it is different from other classifications in the Zoning Ordinance in that it does not allow for a variety of uses as might be permitted in a specific zoning district, nor does it provide development standards for the one use that it allows. Given that only one use type is permitted on the site, a request to develop any other use on this parcel requires an amendment of PD59. The project would remove the parking lot use as the allowable use for PD59, and replace it with personal storage facility with RV and boat storage, with the approval of a Conditional Use Permit.

General Plan Consistency

To evaluate the request to amend PD59 to allow the personal storage facility with RV and boat storage use, staff analyzed the consistency of the requested use with the General Plan land use designation. The City of Roseville General Plan provides a list of compatible "Implementing Zones" for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The General Plan land use designations for the project site are Community Commercial (CC) and Low-Density Residential (LDR). Implementing zone designations for CC include Neighborhood Commercial (NC), Planned Development (PD), Highway Commercial (HC), Community Commercial (CC), General Commercial (GC), and Commercial Mixed Use (CMU). The table also notes that "land use designation implementation is not necessarily limited to these zones, especially when combined with an RS or PD zone". Implementing zone designations for LDR include Single-Family Residential (R1), Two-Family Residential (R2), Small Lot Residential (RS), Residential Mixed-Use (RMU), and Planned Development (PD). Given that the proposed zoning is PD, both land use designations are compatible with the proposed zoning. The specificity of the PD zone and the CUP requirement will also allow staff to ensure that the project and any future modifications are compatible with surrounding land uses.

Conditional Use Permit Requirement

Staff supports the proposal to amend the PD59 zone to allow a personal storage facility with RV and boat storage contingent upon the approval of a Conditional Use Permit (CUP). This requirement is consistent with what would be required if the site had a Community Commercial (CC) zoning designation, and it

allows the Planning Commission to impose operational conditions on the project. These conditions include hours of operation for the business, as well as limits on what activities are permitted within the storage facility. The intent is to ensure that the operation of the site is compatible with the adjacent residential land uses.

With the CUP requirement, staff believes that the proposed amendment to the PD59 zone is both consistent with the General Plan land use designations, and that the project will not adversely affect the public interest, safety, or welfare.

EVALUATION: Conditional Use Permit

Given the unique restrictions on the subject parcel, staff supports the modification of PD59 to allow a personal storage facility with RV and boat storage only with the approval of a CUP. The CUP allows the City to place operational conditions on the use which may be modified by the Planning Commission. Section 19.78.60 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***bold, italicized*** text and are followed by an evaluation of the proposal 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.***
- 2. The proposed use or development conforms with all applicable standards and requirements of 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 project proposes the modification of PD59 to allow a personal storage facility with RV and boat storage with the approval of a Conditional Use Permit. The General Plan land use designation for the majority of the site is Community Commercial (CC). The PD59 designation does not provide development standards or other requirements for site development. Staff supports the imposition of a Conditional Use Permit requirement, as this would be consistent with what would be required for the site if it had a Community Commercial zoning designation and therefore aligns with the General Plan land use designation of CC for the site. Requiring a Conditional Use Permit for the proposed use allows the Planning Commission to impose operational conditions on the use, and any future modification of these operational conditions would require review by the Planning Commission.

Personal storage facilities are considered conditionally compatible with residential uses, which border the project site to the north and west. As discussed in the Design Review Permit Evaluation section of this report, the project design has considered the adjacent residential developments and meets the intent of the development standards as required by the Zoning Ordinance. Additionally, operational conditions, such as limiting hours of operation for the site between the hours of 7:00 AM and 7:00 PM on week days and 8:00 AM to 8:00 PM on weekends and holidays, and the specific prohibition of incompatible activities (living quarters, storage of hazardous materials, business operations out of storage units, etc.) further address concerns related to noise and safety during site operation. With the conditions in effect, staff believes that the use will not 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.

EVALUATION: Design Review Permit

Section 19.54.030 of the Zoning Ordinance includes specific design standards for the development of personal storage facilities. Additionally, the Community Design Guidelines were used to evaluate the

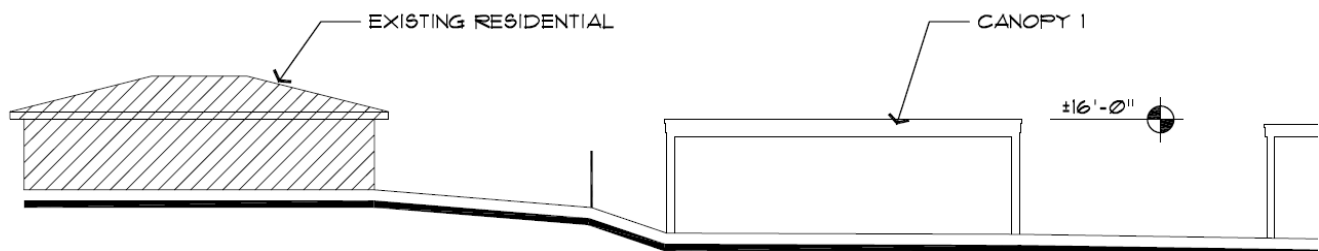
project. Section 19.78.60 of the Zoning Ordinance requires that four findings of fact be made to approve a DRP. The four findings can be found below in ***bold, italicized*** text and are followed by an evaluation.

- 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.***
- 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 and 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.***
- 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.***
- 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 building designs.***

Site Design: Section 19.54.030.B of the Zoning Ordinance provides site design standards for personal storage facilities. The section states that entry/exit locations shall be placed as far from residential land uses as possible; caretaker's residence and office shall be placed as close as possible to the project entrance; outdoor storage of materials shall be placed a minimum of 20 feet from the property lines adjacent to residential land uses.

The main entrance to the site will be located on Atkinson St. away from the adjacent residences on the north and west property lines. Vehicle storage canopies 2, 3, and 4 will be set back at least 30 feet from adjacent residences. The applicant proposes to set back Canopy 1 a distance of 10 feet 8 inches from the northern property line and 10 feet from the western property line. Staff supports this location due to existing and proposed site conditions. On the northern property line, the grade of the adjacent homes are 6 feet above the proposed grade of the canopy. Therefore, the proposed 16 foot canopy has a perceived height of 10 feet for the residences, which greatly reduces the visual impact (Figure 2).

Figure 2. North Boundary Section



Additionally, a 16-foot tall CMU wall is proposed at the northern edge of the canopy, which will give it the appearance of an enclosed storage building and screen the view of any boat or RVs being stored there. Enclosed storage Building A will be similarly setback from residences to the north. On the western

property line, there is an existing 10-foot tall concrete wall between the residences and the project site. This oversized wall will screen any impacts to the adjacent residents (Figure 3).

Figure 3. View from North into the Site of Existing Screen Wall on West Property Line



The Zoning Ordinance requires four parking spaces, plus two for a caretaker's residence, for personal storage facilities. The project provides six parking spaces to support the operation, and no caretaker's residence is proposed. The project will incorporate several security measures to ensure the project is secure including security cameras, high walls around the perimeter, and a security management service. The site will be locked during night time hours when the office is closed. The project as proposed is consistent with the Site Design requirements for personal storage facilities, as required by the Zoning Ordinance.

Building Elevations: Consistent with the Community Design Guidelines, the eastern elevation along Atkinson St. provides high quality and durable materials, creative and appropriate use of color, and varied building heights and roof forms. The materials include plaster and CMU with metal siding accents for tower elements. Field and accent CMU block are used to create contrast. A tower element with sloping roof is proposed on each side of the entrance to add visual interest and emphasize the entry to the project (Figure 4). Two additional tower-like elements are proposed along the eastern elevation to break up the length of the wall plane. A combination of trees and shrubs are also proposed along the front elevation to soften the views from the public way.

Figure 4. Front Entrance Detail



Access, Circulation, and Traffic: Primary access for the project site is proposed from Atkinson St. At present, there is no pedestrian connectivity through the project site and a new 5-foot wide sidewalk will be installed along the project frontage to serve the project site. The storage use itself is not conducive to pedestrian activity, and no internal pedestrian connections are proposed. The internal circulation of the site allows patrons to enter and exit through the entrance gate. The design has been evaluated by the Development Services – Engineering Division and was found to be consistent with City standards.

Personal storage facilities generate a low volume of trips and no significant impacts to traffic and circulation are anticipated.

Lighting and Screening: Section 19.54.030.D of the Zoning Ordinance provides specific standards for lighting for personal storage facilities to minimize visual impacts to adjacent properties. The Zoning Ordinance section requires the use of cut-off lenses to prevent off-site glare, downward facing lighting for wall-mounted fixtures, a maximum of 16-foot-tall lighting standards, and a minimum 50 foot setback from any residential property line. A photometric plan for the project is included in Exhibit C. Lighting will be located attached to the edge of the vehicle storage canopies, which are 16 feet tall. The lights will be located approximately 100 feet from the northern property line and 30 feet from the western property line. The existing 10-foot tall concrete wall along the western property line will screen any potential impacts from the lights being less than 50 feet from residences. The lighting for the project site is consistent with the intent of the Zoning Ordinance standards for personal storage facilities.

Section 19.54.030.E for personal storage facilities includes screening requirements, including a minimum six-foot-tall masonry screen wall (measured from the highest grade) when a project is located adjacent to a residential use, and a minimum ten-foot-wide landscape planter along the perimeter of the storage facility when adjacent to a residential use. The back of storage building A, which is clad in CMU, will function as a masonry wall. The proposed 16-foot tall wall along the rest of the northern property line will also meet this standard. There is an existing masonry wall on the western property line. A 10-foot wide landscape planter is proposed along the northern property line. No landscape planter is proposed along the western property line, as any planting would be screened by the existing 10 foot tall wall.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan, Zoning Ordinance, and Community Design Guidelines. The required findings can be made for each requested entitlement, and staff requests that the Planning Commission take the actions listed in the Recommendation section of this report.

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. Early notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. A public notice of the Planning Commission hearing was published on April 30, 2021, and was distributed to all property owners and residents within 300 feet of the project site. Consistent with City policy, the applicant also placed a 4 foot by 8 foot sign on the property notifying residents of the rezone application. The project applicant performed additional outreach to neighbors adjacent to the property to answer questions and hear concerns. No concerns were reported.

ENVIRONMENTAL DETERMINATION

An Initial Study/ Negative Declaration (IS/ND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act (CEQA). The IS/ND was released on April 21, 2021 for a period of 20 days, ending on May 10, 2021. No comments pertaining to the adequacy of the environmental document were received by staff at the time of staff report publication. Staff recommends that the Planning Commission adopt the Atkinson Self-Storage Negative Declaration, included as Exhibit A of this report.

RECOMMENDATION

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

- A. Adopt the Atkinson Self-Storage Negative Declaration;

- B. Recommend the City Council adopt the two (2) findings of fact as stated in the staff report and approve the **Rezone – 102 Atkinson St. – INFILL PCL 209 – Atkinson Self-Storage – PL20-0010**;
- C. Adopt the three (3) findings of fact as listed in the staff report and approve the **Conditional Use Permit – 102 Atkinson St. – INFILL PCL 209 – Atkinson Self-Storage – PL20-0010** subject to five (5) conditions of approval;
- D. Adopt the four (4) findings of fact as listed in the staff report and approve the **Design Review Permit – 102 Atkinson St. – INFILL PCL 209 – Atkinson Self-Storage – PL20-0010** subject to seventy-three (73) conditions of approval;

CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT, FILE #20-0010

- 1. The project is approved as shown in **Exhibit C** and as conditioned or modified below. (Planning)
- 2. The following uses or activities are prohibited in personal storage facilities:
 - a) Automotive repair which includes, but is not limited to, auto body and paint shop facilities.
 - b) Practice facilities for musical bands.
 - c) Wood, metal, or other working shops whether for business or hobby.
 - d) Office and other business uses, except for the office for the facility and the storage of personal belongings.
 - e) Living quarters for human habitation or the keeping of animal life.
 - f) Storage of hazardous materials as listed in Title 8, California Code of Regulations, Section 5194 as amended, or its successor section or statute.
 - i) Rental agreements shall contain language prohibiting the storage of hazardous materials as outlined above.
 - ii) The operator of the facility shall maintain a copy of said section and ensure compliance with these regulations.
- 3. No sewer, water, or electrical services shall be permitted to each of the storage units except electrical services needed for lighting purposes. (Planning)
- 4. The undeveloped area in the northwest corner of the parcel will be maintained and clear of trash and other materials. (Planning)
- 5. The hours of operations shall be in accordance with the Roseville Municipal Code Chapter 19.54, as follows:
 - a) 7:00 AM until 7:00 PM (Monday through Friday)
 - b) 8:00 AM until 8:00 PM (Saturday, Sunday, and holidays) (Planning)

CONDITIONS OF APPROVAL FOR A DESIGN REVIEW PERMIT, FILE # PL20-0010

- 1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 13, 2021** and if not effectuated shall expire on **May 13, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 13, 2024**. (Planning)

2. The project is approved as shown in **Exhibit C** and as conditioned or modified below. (Planning)
3. The project shall be addressed as 102 Atkinson St. 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. (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 are approved and grading and/or encroachment permits are issued by the Department of Public Works. (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, 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 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 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)
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. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
19. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
20. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
21. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Engineering)
22. The applicant shall provide a Type A-7 (City of Roseville Detail ST-22) driveway for the entrance to the project.
23. The applicant shall provide a 5’ wide concrete sidewalk per City of Roseville Standards along the project frontage.
24. Bike parking shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
25. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP’s) per the City’s Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP’s shall be privately owned and maintained by the property owner.

Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

26. 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)
27. 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)
28. 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)
29. 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)
30. 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, Public Works 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)
31. 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)
32. 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)
33. 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)
34. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
35. 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 ~~and recycled~~ mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
36. 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)
37. 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)
38. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
39. 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)
40. 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)
41. 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
42. 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)
43. No grading shall take place within 10' of the existing 12kV poles or under the overhead power lines without prior approval from Roseville Electric. This includes the 12kV pole lines along the northern boundary of the parcel.
44. All proper easements must be in place for existing Roseville Electric facilities.
45. 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)
46. 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)

47. 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:

48. 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)

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

- a) A 12.5 foot-wide public utilities easement along all road frontages.
- b) Water, sewer, and reclaimed water easements.
- c) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

50. 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)

51. 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)
52. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
53. 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)
54. 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)
55. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
56. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
57. 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)
58. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
59. 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)
60. 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)
61. 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)
62. 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:

63. 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)
64. 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)

65. 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)
66. 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)
67. 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)
68. 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)
69. 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)
70. 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)
71. 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)
72. 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)
73. 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. Atkinson Self-Storage Negative Declaration
- B. Rezone Exhibit
- C. Plans

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.