

**ITEM 6.2: Conditional Use Permit Modification and Design Review Permit Modification – 106 Bonny Knoll Road – INFILL PCL 187 – Auto Repair & Car Wash – File # PL21-0081**

**REQUEST**

The project is a request for a Conditional Use Permit Modification and Design Review Permit Modification to convert two of the three existing car wash bays into auto repair uses, add one bay for auto repair, and modify the building exterior at 106 Bonny Knoll.

Applicant – Michael Wixon, MSW Consulting  
Property Owner – George H. Yandolino

**SUMMARY RECOMMENDATION**

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

- A. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to six (6) conditions of approval; and
- B. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to fifty-one (51) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

The project site is currently developed with a 1,916-square-foot building that was previously used as a self-service car wash established in 1960. The site was developed without benefit of a Design Review Permit. The building is proposed to be used in conjunction with the existing automotive repair business located to the north at 1080 Douglas Boulevard (Automotive Service of Roseville). The existing building consists of steel roll-up doors facing Bonny Knoll Road (see Figure 1 below). The applicant is proposing to keep the doors and include an additional roll-up door on the proposed building addition.



Staff reviewed the project for consistency with the City's Community Design Guidelines, which encourage service bays with roll up doors be screened from public view by being oriented internally and away from the street frontage. Condition #3 has been added to the Design Review Permit Modification to require the roll-up doors be removed for the auto repair bays along the east side of the building and filled in with a solid

wall system. The condition also requires the elevations be revised to the satisfaction of the Planning Division prior to issuance of building permits. However, the property owner is requesting the Planning Commission approve the building design as proposed in the plans (included as Exhibit A). Further discussion is provided in the Conditional Use Permit Modification and Design Review Permit Modification evaluation sections of this report.

## **BACKGROUND**

The project site is located at 106 Bonny Knoll Road, within the City's Infill planning area (see Figure 2). The property has a zoning designation and General Plan land use designation of Community Commercial (CC). As mentioned, it is currently developed with a 1,916-square-foot building previously used as a self-service car wash with three bays. The parcel located immediately west of the site is used as a parking lot for the building and is under the same ownership. The site is located adjacent to an existing auto repair business to the north, a single-family residence to the south, single-family residences across Bonny Knoll Road to the east, and Bethel Lutheran Church to the west.

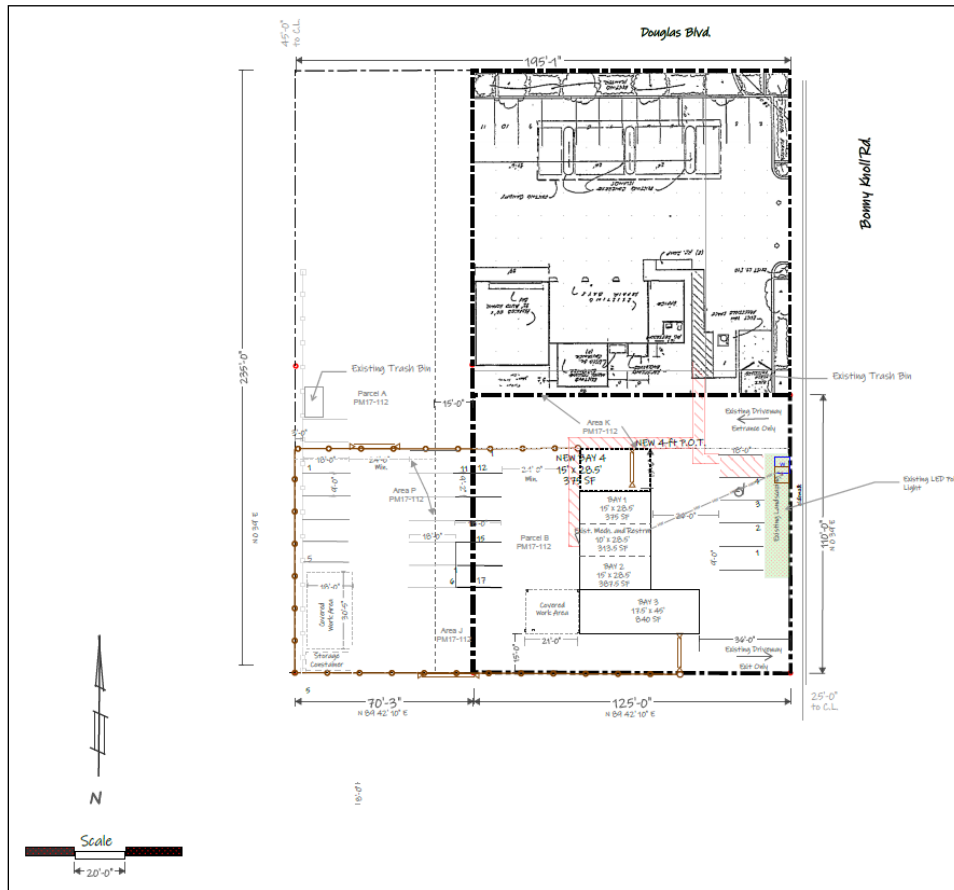
**Figure 2: Project Location**



In 1995, the Planning Commission approved a Special (or Conditional) Use Permit (file #SUP 95-49) to allow for operation of an automotive repair shop (presently Automotive Service of Roseville) at the adjacent parcel to the north, located at 1080 Douglas Boulevard. Subsequently, in 1997, a Conditional Use Permit Modification and Design Review Permit Modification (file #CUPMOD 97-13 & DRPMOD 97-29) were approved to allow for construction of a 900-square-foot addition to the automotive repair shop. The owner of the property also owns the subject property at 106 Bonny Knoll Rd. and is proposing to operate the auto repair and car wash uses as a single business. The Zoning Ordinance requires a Conditional Use Permit (CUP) to locate auto repair and car wash uses in the CC zoning district. The CUP allows the Planning Commission the opportunity to review the project's compatibility with uses in the surrounding area. The prior car wash was operating without benefit of an approved CUP and was considered an existing legal non-conforming use.

The current request is to modify the existing CUP for Automotive Service of Roseville to allow auto repair and a car wash at the project site. The one-bay car wash will be utilized by employees only. A Design Review Permit (DRP) Modification is also requested to add approximately 375 square feet to the northern portion of the building that will be used as an additional bay for auto repair.

**Figure 3: Proposed Site Plan**



**EVALUATION: CONDITIONAL USE PERMIT MODIFICATION**

Section 19.78.060(J) of the City of Roseville Zoning Ordinance requires two findings of fact be made in order to approve a Modification for the Conditional Use Permit. 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 the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, and the applicable Community Design Guidelines.***

The project site has a zoning designation of Community Commercial (CC). The Zoning Ordinance allows for automotive repair and car wash uses in the CC zone district with approval of a CUP. The Zoning Ordinance does not establish any specific development standards for these use types, with the exception of parking requirements. The parking requirement for automotive repair uses is one (1) space per 400 square feet, plus one (1) per bay, plus one (1) for every company vehicle. The business does not consist of any company vehicles. The building square footage amounts to 2,291 square feet and consists of four (4) bays. Based on this, the project requires a total of ten (10) spaces. The project will provide a total of 21 spaces, exceeding the parking requirement. As such, the project complies with the Zoning Ordinance.

The project site has a land use designation of Community Commercial (CC). The site is located within the Infill area of the City and not within a Specific Plan area. The CC land use designation is intended to include retail stores and businesses with a full range of goods and services that are provided to an expanded service area. The primary uses listed in the General Plan for the CC land use include auto

repair. The General Plan relies on the Zoning Ordinance through the Conditional Use Permit process to address compatibility issues with auto repair and car wash uses. Below is a discussion on areas of interest.

**Operations:** The original approval of the CUP for 1080 Douglas Boulevard allowed for “light” automotive repair services, which did not include major vehicle overhauls and were typically provided as same-day service. The proposed use will be an expansion of the existing automotive repair business and will consist of similar services. The applicant has provided an operational description of the business that is included as Attachment 1. The proposed hours of operation are Monday through Saturday, 8 a.m. to 6 p.m. In approving the original CUP, the Planning Commission adopted a condition requiring all repair work to be conducted indoors. Consistent with the original approval, Condition #5 has been added to this CUP Modification to also require all work be conducted indoors. This will reduce any potential land use compatibility impacts related to noise and aesthetics.

**Noise:** Consistent with the General Plan noise policies, an Environmental Noise Assessment was prepared for the project by Saxelby Acoustics to ensure the project complies with the sound limits identified in the City’s Noise Ordinance (Chapter 9.24). The Environmental Noise Assessment is included as Attachment 2. The noise analysis concluded that the project noise levels at the nearest sensitive receptors (e.g., residential uses and the church) would not exceed the City’s noise level standards. In addition, the noise levels would not cause an increase above the existing ambient noise environment at the nearby sensitive receptors. No noise mitigation measures were recommended given the project will be consistent with the City’s noise level standards.

**Aesthetics:** The existing building was originally constructed as a self-service car wash with three pull-through bays. Roll-up doors were recently installed for the bays on the west and east elevations without review and approval of a DRP Modification. The west elevation is internal to the site, however the east elevation directly faces Bonny Knoll Road with single-family residences across the street. The Community Design Guidelines encourage service bays with roll-up doors be screened from public view by being oriented internally and away from the street frontage. The intent of this is to reduce any impacts related to noise and aesthetics, particularly when the roll-up doors are open. Although the noise study concluded that the project would not exceed the City’s noise level standards, staff has concerns with the potential visual impacts. The applicant indicated the roll-up doors will remain closed while the business is in operation, however this would be difficult to enforce. Therefore, staff does not support the current design and as described below, has included a condition requiring the roll-up doors be removed and replaced with a solid wall system.

The service bays for the existing business at 1080 Douglas Boulevard are also oriented towards the street frontage along Douglas Boulevard. Alternatives to the design were considered at the time, however the circulation features on the site necessitated the positioning of the service bays. To reduce the visual impacts, a landscape planter was constructed along the site’s frontage and the building was setback approximately 78 feet from Douglas Boulevard located behind a canopy. Furthermore, the service bays do not face any residential uses and are adjacent to commercial uses. In contrast, the project site directly faces existing single-family residential uses across Bonny Knoll Road. To reduce noise and visual impacts, the DRP Modification includes Condition #3, which requires the roll-up doors be removed for the auto repair bays and replaced with a solid wall system, while the roll-up door for the car wash bay can remain due to the pull-through nature of the use.

As conditioned, the proposed use is substantially consistent with the intent of the original approval, and complies with all applicable standards and requirements of the Zoning Ordinance, General Plan, and the Community Design Guidelines.

### **EVALUATION: DESIGN REVIEW PERMIT MODIFICATION**

The evaluation of the Design Review Permit Modification has been based on the applicable development and design standards within the City’s Zoning Ordinance, the General Plan, and the City’s Community

Design Guidelines (CDG). Section 19.78.060(J) of the Zoning Ordinance requires two findings of fact be made in order to approve a Design Review Permit Modification. The required findings are listed below in ***italicized, bold print*** and are followed by an evaluation.

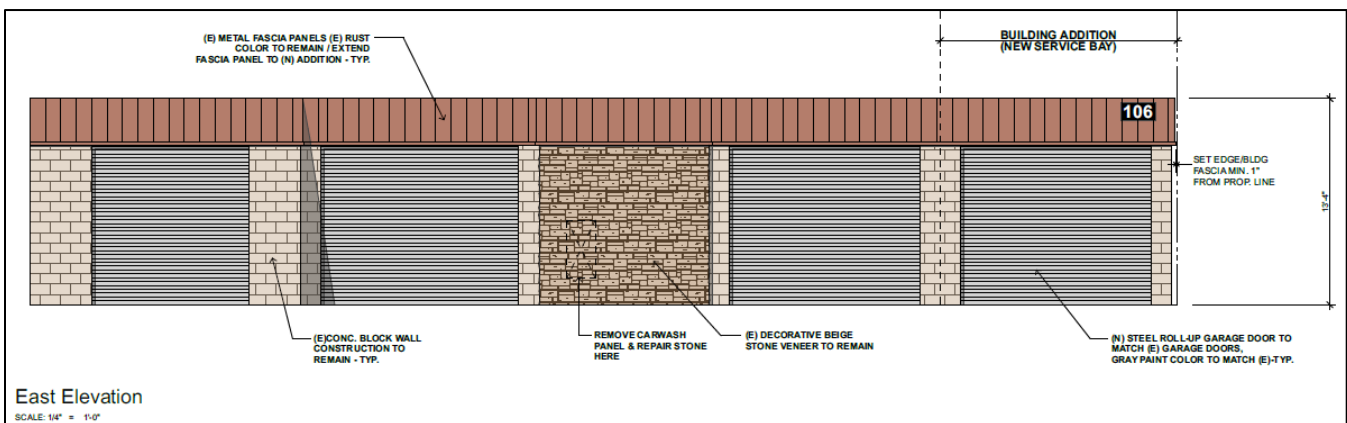
- 1. The proposed modification is substantially consistent with the intent of the original approval.***
- 2. The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, and the applicable Community Design Guidelines.***

The existing building at the project site is approximately 1,916 square feet and consists of three service bays. The building is situated approximately 36 feet from the back of the sidewalk along Bonny Knoll Road to the east, 15 feet from the adjacent residence to the south, and approximately 110 feet from the Bethel Lutheran Church to the west. The proposed modifications consist of a 375-square-foot building addition on the northern portion of the building that will be used as an additional service bay for the proposed auto repair use.

**Building Design:** The existing building is approximately 13 feet in height and consists of a concrete block wall in a beige color, decorative stone veneer, a metal panel roof in a rust color, and steel roll-up doors. The proposed service bay addition will consist of the same colors and materials. The building is designed to complement the existing building located at 1080 Douglas Boulevard.

As shown in Figure 4 below, the applicant is proposing to keep the roll-up doors along the eastern elevation, facing Bonny Knoll Road. This design is not consistent with the intent of the CDG, which require that auto service bays be located internal to a site and not be directly facing the primary street frontage. Staff suggested alternatives to the building design, including the removal of the doors on the east elevation and incorporating a faux rock wainscot to add visual interest and texture to the façade. Consistent with the CDG, further architectural elements such as clearstory windows should be used to enhance views from the streetscape. As indicated previously, Condition #3 of the DRP Modification requires the elevations be revised to the satisfaction of the Planning Division prior to issuance of building permits.

**Figure 4: East Elevation along Bonny Knoll Rd.**



**Vehicle Access, Circulation, and Parking:** The site has two existing driveways off of Bonny Knoll Road that provide vehicle access into and out of the site. The northern driveway provides ingress only and the southern driveway provides egress only. The project was reviewed by City Engineering and Fire Department staff and was found to comply with vehicle access and circulation standards and emergency circulation requirements.

**Landscaping and Lighting:** The project site has an existing landscape planter along Bonny Knoll Road that measures approximately 10 feet wide and consists of three shade trees. The project is conditioned

to provide 50% shading of the parking lot as required by the CDG and is also conditioned to comply with the Water Efficient Landscape Ordinance. The final landscape plan will be reviewed as part of the improvement plans. Parking lot lighting is conditioned to comply with the CDG, which require lighting to have no glare onto adjacent residential properties. The photometric plan will be reviewed as part of the building permit process.

## **PUBLIC OUTREACH**

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published in the Press Tribune on August 13, 2021 and a notice of the hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received.

## **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which exempts In-Fill Development Projects that meet the following criteria: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value, as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. Consistent with this exemption, the project is located within city limits on no more than five acres and is consistent with the general plan designation and zoning designation. The site has no value as habitat for endangered, rare, or threatened species, does not result in any significant effects relating to traffic, noise, air/water quality, and can be adequately served by all required utilities and public services.

## **RECOMMENDATION**

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

- A. Adopt the two (2) findings of fact and approve the **CONDITIONAL USE PERMIT MODIFICATION – 106 BONNY KNOLL ROAD – INFILL PCL 187 – AUTO REPAIR & CAR WASH – FILE #PL21-0081** subject to six (6) conditions of approval; and
- B. Adopt the two (2) findings of fact and approve the **CONDITIONAL USE PERMIT MODIFICATION – 106 BONNY KNOLL ROAD – INFILL PCL 187 – AUTO REPAIR & CAR WASH – FILE #PL21-0081** subject to fifty-one (51) conditions of approval.

### **CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT MODIFICATION**

1. The project is approved as shown in Exhibits A—B, and as conditioned or modified below. (Planning)
2. The project is subject to the previously approved conditions of approval for the Auto Service Roseville Special Use Permit (file #SUP 95-49) and Conditional Use Permit Modification (file #CUPMOD 97-13), except as conditioned or modified below. (Planning)
3. Project operations shall conform to the operational description included as Attachment 1. Any modifications to the operations shall require approval of a Conditional Use Permit Modification. (Planning)
4. Hours of operation shall be Monday through Saturday, 8:00 a.m. to 6:00 p.m. (Planning)

5. All vehicle service and repair activities shall occur indoors. Outdoor repair of vehicles is not permitted. (Planning)
6. Project operations shall comply with the City's Noise Ordinance. (Planning)

**CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT MODIFICATION**

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **August 26, 2021** and if not effectuated shall expire on **August 26, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 26, 2024**. (Planning)
2. The project is approved as shown in Exhibits A—B, and as conditioned or modified below. (Planning)
3. The roll-up doors for the auto repair bays along the east side of the building which face Bonny Knoll Rd. shall be removed and be replaced with a solid wall system. The roll-up door for the car wash bay may remain. The building elevations (included as Exhibit C for reference) shall be revised to include clearstory windows, and shall utilize building materials which match the rest of the building. The elevations shall be revised to the satisfaction of the Planning Division prior to issuance of building permits. (Planning)
4. The project shall be addressed as 106 Bonny Knoll Road. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty. (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. (Public Works)

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

7. 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)
8. 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)
9. 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)
10. 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 Community Design Guidelines and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
  - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
  - f. 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)
  - g. 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 runoff from the planters. (Parks, Recreation, and Libraries)
  - h. 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)
11. 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)
12. 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)

13. 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)
14. 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)
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. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
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. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
20. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
21. 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)
22. 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)
23. 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)

24. 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)
25. 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)
26. 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
27. 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)
28. 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)
29. 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:**

30. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
31. 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)
32. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
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. (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 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)
43. 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)
44. 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)
45. 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)
46. 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)
47. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and

EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)

48. 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)
49. 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)
50. 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)
51. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:
  - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
  - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
  - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

#### **ATTACHMENTS**

1. Operational Description
2. Environmental Noise Assessment

#### **EXHIBITS**

- A. Preliminary Site Plan
- B. Preliminary Drainage Plan
- C. Elevations

**Note to Applicant and/or Developer:** Please contact 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.