

ITEM 6.1: Specific Plan Amendment, Design Review Permit, and Administrative Permit – 2300 Westbrook Boulevard – WRSP PCL W-60B – Westbrook Storage – File #PL22-0019

REQUEST

The project is a self-storage facility with Recreational Vehicle (RV) storage on approximately 10 acres in the West Roseville Specific Plan. The project includes two phases. Phase 1 includes a 1,241-square-foot office, a 1,813-square-foot caretaker's unit, six (6) self-storage buildings totaling 131,972 square feet, and 279 RV storage spaces. Phase 2 of the project would eliminate some of the RV storage spaces in order to accommodate a seventh self-storage building for a total of 202,601 square feet and 173 RV spaces. The project entitlements include a Specific Plan Amendment to allow an on-site caretaker's unit with approval of an Administrative Permit, a Design Review Permit to review the site design, and an Administrative Permit for the proposed on-site caretaker's unit.

Applicant – Ron Smith, Sundance Development Group
Property Owner – West Roseville LLC

SUMMARY RECOMMENDATION

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

1. Adopt the Westbrook Storage Initial Study/Negative Declaration;
2. Recommend the City Council adopt a resolution approving the Specific Plan Amendment;
3. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-four (84) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

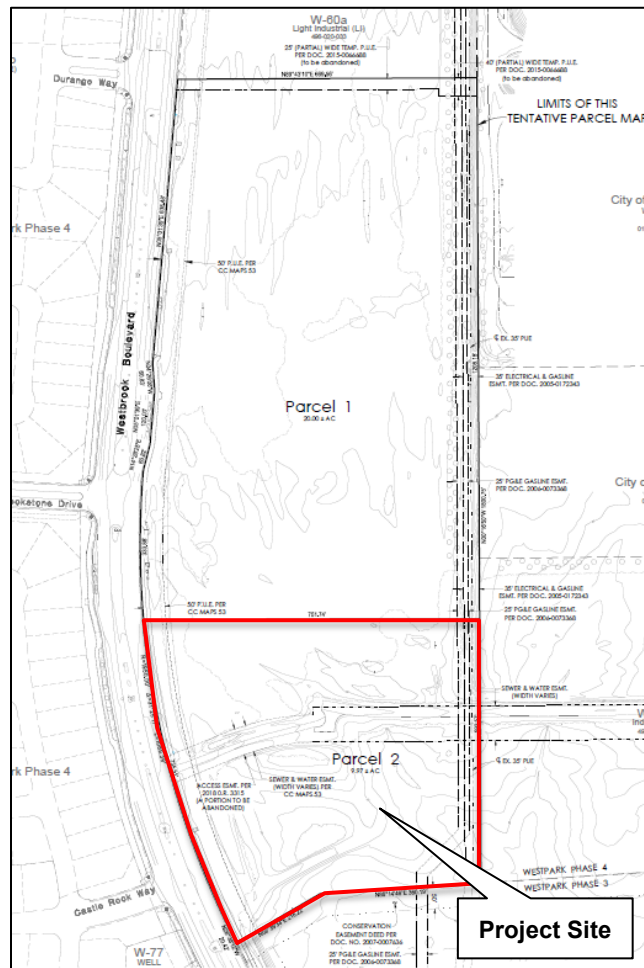
The project site is located on an approximate 10-acre portion of Parcel W-60B in the West Roseville Specific Plan (WRSP). The site has a zoning designation of Light Industrial/Special Area (M1/SA) and a land use designation of Light Industrial (IND). The Special Area (SA) overlay was adopted by City Council in 2009 as part of the Westpark Phase 3 and 4 project (file #2005PL-160). The SA overlay is used to apply a modified list of uses applicable to parcels zoned M1 and General Industrial (M2) in the WRSP to ensure compatibility with the surrounding uses, such as the



Pleasant Grove Wastewater Treatment Plant and open space preserve. The project site is adjacent to a vacant Park and Recreation parcel to the north, a vacant General Industrial (IND) parcel to the east, Curry Creek open space to the south, and Low Density Residential uses to the west across Westbrook Boulevard. In addition, the project site is located in the vicinity of the Pleasant Grove Wastewater Treatment Plant and the Roseville Energy Park, which are both located to the northwest of the property.

The Planning Division approved a Tentative Parcel Map in March 2022 to subdivide Parcel W-60B into two (2) parcels. The northern half of the parcel (Parcel 1) is 20 acres and is being purchased by the City to be developed as part of the future sports complex planned on the City-owned Parcel W-60A to the north. The southern half of the parcel (Parcel 2) is approximately 9.97 acres and is the site of the proposed project. The approved Tentative Parcel Map is included in Figure 2 below.

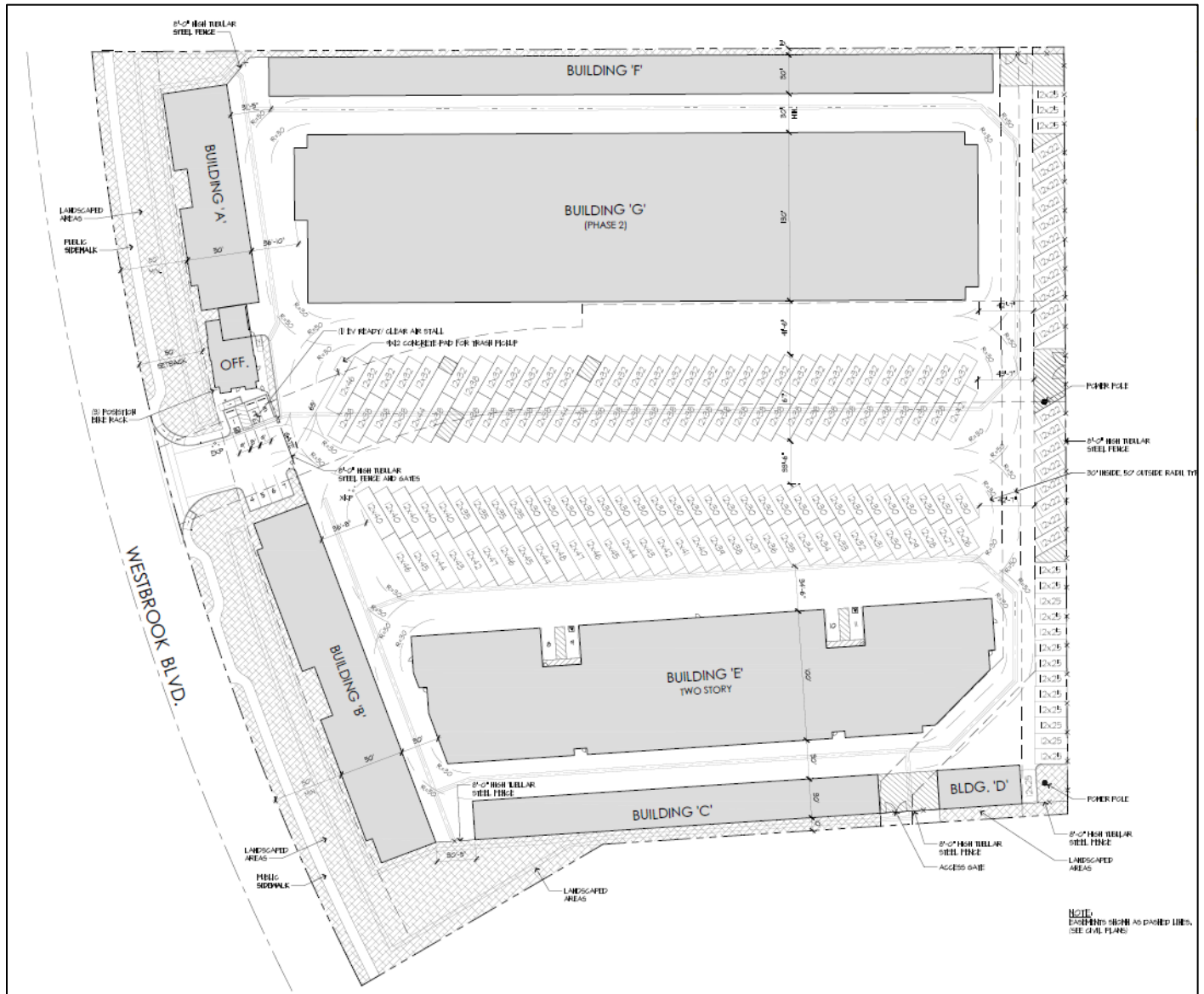
Figure 2: Approved Tentative Map



The project is a self-storage facility with Recreational Vehicle (RV) storage, and is proposed to be constructed in two phases. Phase 1 includes a 1,241-square-foot office, a 1,813-square-foot caretaker's unit, six (6) self-storage buildings totaling 131,972 square feet, and 279 RV storage spaces. Phase 2 of the project would eliminate some of the RV storage spaces in order to accommodate a seventh self-storage building for a total of 202,601 square feet and 173 RV spaces. The Phase 1 and Phase 2 site plans are included as Exhibit C. The Phase 2 site plan is also shown in Figure 3. Six of the seven self-storage buildings will be 1-story and one will be 2-story. The office building will have the caretaker's unit above and a two-car garage below. The RV storage spaces will be provided as uncovered surface parking stalls. The site will also be developed with associated landscaping, lighting, and parking. The project entitlements include a Specific Plan Amendment to allow an on-site caretaker's unit with approval

of an Administrative Permit, a Design Review Permit to review the site design, and an Administrative Permit for the proposed on-site caretaker's unit.

Figure 3: Preliminary Site Plan (Phase 2 Ultimate Build-out)



EVALUATION – SPECIFIC PLAN AMENDMENT

Specific Plan Amendments (SPA) are analyzed for consistency with the goals and policies of the affected plan. The Special Area (SA) overlay was adopted for the Light Industrial and Industrial parcels in the WRSP to modify the permitted use types. The permitted use types were modified to ensure compatibility with the surrounding uses, particularly the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The SA overlay can be more restrictive but cannot be less restrictive than the Zoning Ordinance. The Zoning Ordinance permits an on-site caretaker's unit in the M1 zone with approval of an Administrative Permit. However, the SA overlay in the WRSP prohibits this use type in the M1 zone because of the potential noise and odor impacts from the PGWWTP. In 1996, as part of the Roseville Regional Wastewater Treatment Plant Service Area Master Plan, an EIR was prepared to evaluate the impacts of the PGWWTP. At that time, a 1,000-foot non-residential buffer was proposed to reduce land use compatibility issues. In 2013, as part of the Westpark Phase 4 Specific Plan Amendment project (file #2013PL-008), a noise study and odor analysis were prepared which determined that there would be no

significant impacts for residential uses located within 769 feet of the PGWWTP. The location of the proposed caretaker's unit on the project site is located at least 769 feet away from the PGWWTP; therefore, it can be assumed there would be no significant impacts related to noise or odor.

The proposed SPA would amend the existing list of permitted uses for the M1/SA zone (shown in WRSP Table 4-6) to allow an on-site caretaker's unit with approval of an Administrative Permit, consistent with the Zoning Ordinance. The WRSP change pages are included as Exhibit B. The Administrative Permit process would allow staff the ability to impose conditions to ensure compatibility with surrounding uses. Given this, staff supports the Specific Plan Amendment as proposed. Further discussion on the project's caretaker's unit is provided in the Administrative Permit evaluation section of this report.

EVALUATION – DESIGN REVIEW PERMIT

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

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

The project site is currently undeveloped and is comprised mostly of annual grasslands. No protected trees are on or immediately surrounding the subject property. In addition, there are no wetlands or other regulated waters on the site. The site has evidence of previous ground disturbance from mass grading for the WRSP and Westbrook Bl. In addition, an existing access road on the site provides utility providers access to easements for overhead electric lines and trunk sewer and water lines. Grading of the property will be necessary to provide the parking areas, drive aisles, and building pads. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed use is consistent with the site's industrial land use designation, and will develop an underutilized parcel.

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

Commercial and industrial development guidelines are included within the City's Community Design Guidelines (CDG). The guidelines include recommendations for site planning, circulation, architecture, and other aspects of development. The following discussion provides an evaluation with respect to the applicable design guidelines in the CDG.

Site Planning

The project will be developed in two phases. Phase 1 will include an approximate 3,600-square-foot two-story building consisting of an office and caretaker's unit above, six (6) self-storage buildings totaling 131,972 square feet (Buildings A-F), and 279 RV storage spaces. Phase 2 will eliminate the northernmost row of RV parking spaces in order to accommodate a seventh self-storage building (Building G), for a total of 202,601 square feet and 173 RV spaces. The RV storage spaces will be provided as uncovered surface parking stalls. The site is designed with the storage buildings located along the project frontage on the west and around the perimeter of the site on the northern and southern property lines to help screen internal views of

the facility. The site is encumbered by utility easements along the easterly portion of the site as well as existing overhead power poles. No permanent structures are permitted within these easements. Therefore, the project proposes to locate a row of surface parking stalls along the eastern property line that will serve as RV storage spaces. Additional parking for RV storage will be provided in the center of the site, as this area also contains a sewer and water easement. The buildings located along the frontage will help minimize views of the RVs from the public roadway. The building located along the southern boundary will also provide screening from the residences located to the south beyond the open space preserve.

Chapter 19.54 of the Zoning Ordinance contains site design standards applicable to personal storage facilities. These standards include locating the caretaker's residence and office as close as possible to the project entrance. Consistent with this standard, the office with the caretaker's residence above will be located at the project entrance. Locating the two-story element along the frontage will enhance the project's streetscape presence. The entrance to the site will be located to the south of this building. For security purposes, the site will be enclosed with an 8-foot-tall tubular steel fence with a rolling gate at the front entrance.

Access and Circulation

Ingress and egress for the project site will be provided via a new 40-foot-wide driveway on Westbrook Boulevard, at the approximate center of the site, and will be consistent with City Engineering standards. As mentioned, the entrance to the site will be gated. Internal circulation for the project includes the driveways that provide access to all of the storage units. The internal driveways are of sufficient width to accommodate RVs and to allow customers to park and load/unload vehicles. These driveways also accommodate fire trucks for complete site access. The storage use itself is not conducive to pedestrian activity; therefore, no internal pedestrian connections are proposed. The internal circulation of the site allows patrons to enter and exit through the entrance gate. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

The site is encumbered by several utility easements, including a sewer and water easement that traverses the center of the site from west to east, and extends on to the adjacent City-owned parcel to the east. The project will provide an access gate on the eastern property line to maintain access to this easement. The eastern portion of the site includes a 25-foot-wide PG&E gas line easement and a 35-foot-wide overhead utility easement that run in a north to south direction. The project will also maintain access to these easements by providing 16-foot-wide access gates on the north and south as required by PG&E.

Westbrook Boulevard adjacent to the project site has on-street, striped bicycle lanes but does not currently have fully constructed sidewalks. The project will construct its frontage on Westbrook Boulevard consistent with the WRSP requirements, including the addition of 8-foot-wide sidewalks and a 50-foot landscape buffer. The frontage improvements would complete the pedestrian circulation system in the project vicinity. It is anticipated that the future sports complex adjacent to the property to the north will require a right-turn deceleration lane for a future driveway. This deceleration lane will impact approximately 130 lineal feet of project frontage, requiring a portion of the sidewalk to be removed and reinstalled. The project is conditioned to coordinate with the City's Parks Department and Development Services for installation of the deceleration lane as well as landscaping in this area prior to issuance of improvement plans (Condition #26).

Parking

Parking for the site is based on the Zoning Ordinance parking requirement for storage facilities, which is four (4) spaces plus two (2) spaces for the manager's quarters, for a total of six (6) spaces. The project proposes 13 spaces, which exceeds the parking requirement. The required parking will be located outside the gated portion of the site while the additional spaces will be provided within the site for patrons of the facility. Two of the parking spaces will be provided in a garage for the on-site caretaker's unit. Thus, the project is consistent with the Zoning Ordinance parking requirements.

Landscaping and Lighting

The project includes landscaping around the perimeter of the site, with the exception of the easterly property line due to the existing utility easements. Consistent with the WRSP, a 50-foot landscape corridor is provided along the project frontage on Westbrook Boulevard. Primary street trees proposed within the landscape corridor consist of a mix of shade and accent trees compatible with the surrounding area. To the north, the project includes a 5-foot landscape buffer consisting of a mixture of trees, shrubs, and groundcover. A minimum 10-foot landscape buffer will be provided on the south, where the site is adjacent to the open space preserve. This buffer widens to approximately 70 feet at the southwest corner and will consist of a bioretention basin. Landscaping adjacent to the preserve is conditioned to consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. In addition, the buildings located along the northern and southern boundaries will feature trellises with vine plantings on the elevations facing the adjacent parcels to soften views. Overall, the landscape design is consistent with the WRSP design guidelines, the CDG and the City's Water Efficient Landscape Ordinance.

The project is conditioned to comply with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). In addition, the Zoning Ordinance requires parking lot lighting, in conjunction with vehicle storage, to be no taller than 16 feet in height. Wall mounted lights are required to be located on the building, below the roofline, and will be directed downward to avoid light spillage onto adjacent properties and Westbrook Boulevard.

3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.*

The six self-storage buildings constructed with Phase 1 of the project will all be one-story, with the exception of Building E, which will be two-story. The office and caretaker's unit will be located in a separate two-story building that is approximately 3,600 square feet, with the office located on the ground floor and the caretaker's unit above. Phase 2 of the project will consist of the construction of the seventh self-storage building (Building G), which will be one-story and approximately 67,700 square feet. The project plans do not include architectural elevations for Building G; the applicant is requesting that only the size and location of the building be approved at this time. Thus, Condition #4 of the Design Review Permit requires the applicant submit the Building G elevations to Planning Division staff for review and approval, prior to building permit issuance.

The project has more than 700 feet of frontage on Westbrook Boulevard to the west, which makes the western elevation the primary entrance to the project (Figure 4). Two self-storage buildings (Buildings A and B) and the office/caretaker's unit building will be located along the frontage. Buildings A and B have wall plane variation and a variation in height between segments, ranging from 20 to 22 feet tall. The office and caretaker's unit will have the highest roofline at approximately 28 feet to make it a more dominant feature, with overlapping building forms to create visual interest. The building panels alternate between stucco and vertical metal siding, with CMU wainscoting applied at the base for the entire length of the building. The variation in materials combined with the variation in wall planes helps break up the building structure and add texture and depth to the façade. Additional architectural elements include spandrel glass panels, metal awnings, and painted metal trim material to enhance the streetscape. The primary color scheme is neutral earth tones, with red used as an accent color for the metal awnings and parapet bands. A combination of trees and shrubs are also proposed along the front elevation to soften the views from the public way.

Figure 4: West Elevation (facing Westbrook Bl.)

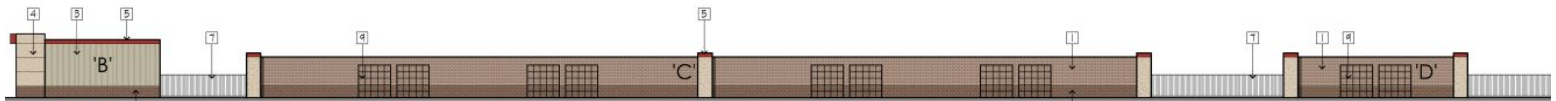


The remainder of the buildings are designed with precision and split-faced CMU. The building interface at the northern property line was given particular treatment because of its visibility from the future sports complex to the north. A portion of the north elevation is shown in Figure 5 below. The north elevation is designed to avoid a long expanse of uniform wall with stucco pilasters and metal trellises to break up panel segments. The pilasters will be trimmed with red metal caps to tie in to the front building elevations. This same architectural treatment is also applied to the building along the southern property line to improve the visual character of the site (see Figure 6 below). The storage units will have block wall façades with metal roofing and roll up doors. The units will be screened from view as they are facing internal to the site. Given the distance, staff does not anticipate any visual impacts to the residences within the vicinity of the project site. The residences to the west across Westbrook Boulevard are more than 150 feet away and have a substantial landscape buffer with a masonry wall. The open space preserve provides more than 800 feet of separation from the residences to the south.

Figure 5: North Building Elevation (Partial)



Figure 6: South Building Elevation



Based on the foregoing analysis, the variation in colors, materials, and articulation in the façade, as well as the massing and arrangement of structures on the site, are consistent with the intent of the CDG for the industrial zone, and are consistent with the General Plan and WRSP.

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

The Community Design Guidelines provide standards for the screening and compatibility of service areas within a project site. The applicant received approval from the Environmental Utilities department to waive the requirement of a standalone trash enclosure. Similar to other recently approved self-storage projects, the waste containers will be stored inside one of the storage units and brought out on collection

days. This alternative was found to be acceptable because of the minimal trash generated by the storage use.

Condition #14 for the Design Review Permit requires that all mechanical equipment be screened from view. The roof parapet design makes this screening possible. No conflicts with City policy regarding the treatment of service areas have been identified.

EVALUATION – ADMINISTRATIVE PERMIT

Section 19.78.060A of the City of Roseville Zoning Ordinance requires that three findings be made prior to the approval of an Administrative Permit. The required 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 site has a land use designation of Light Industrial (IND), which applies to land intended for office, industrial, and research and development uses that generate very limited noise, vibration, odor, dust, smoke, light, or other pollutants, and are either integrated or compatible with surrounding uses. While the General Plan does not contain specific criteria regarding an on-site caretaker's unit associated with a self-storage facility, this is considered a typical accessory use within the M1 zone. The General Plan relies on the Zoning Ordinance through the Administrative Permit process to ensure consistency with the requirements and compatibility with surrounding uses, as discussed below. Therefore, the proposed caretaker's unit is consistent with the site's General Plan land use designation.

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

Per Zoning Ordinance Section 19.14.020, caretaker/employee housing is permitted in the M1 zone district with approval of an Administrative Permit. The standards and requirements of the Zoning Ordinance related to caretaker/employee housing include site design standards and parking requirements. As mentioned in the Design Review Permit evaluation section of this report, the caretaker's unit is located as close as possible to the project entrance, which is consistent with the Zoning Ordinance. In addition, the project provides the required two (2) off-street parking spaces for the caretaker's unit. With approval of the Specific Plan Amendment and the Administrative Permit, the proposed project would comply 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.

As mentioned in the evaluation section of the SPA, the location of the proposed caretaker's unit on the project is located at a sufficient distance from the PGWWTP as to not be negatively impacted by noise or odor.

The site will be gated and lighted throughout. The gate will be accessed with a keypad and Knox box, that will restrict gate access to business hours. No interior access will be permitted outside the hours of operation. The facility manager will reside onsite within a 1,813-square-foot caretaker's unit on the second floor of the office building. These measures are expected to ensure that the site is secure and monitored outside business hours and during nights. As designed and with compliance with the Zoning Ordinance requirements, 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.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on April 29, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study/Negative Declaration (IS/ND) to evaluate the environmental effects of the project. The document was released for a 20-day public comment period, which began on April 8, 2022 and ended on April 28, 2022. No public comments were received. The document analyzed the potential for environmental impacts due to project implementation and determined the project will not have a significant effect on the environment. The Initial Study/Negative Declaration is included as Exhibit A.

RECOMMENDATION

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

1. Adopt the **Westbrook Storage Initial Study/Negative Declaration**;
2. Recommend the City Council adopt a resolution approving the **SPECIFIC PLAN AMENDMENT – 2300 WESTBROOK STORAGE – WRSP PCL W-60B – WESTBROOK STORAGE – FILE #PL22-0019**;
3. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 2300 WESTBROOK STORAGE – WRSP PCL W-60B – WESTBROOK STORAGE – FILE #PL22-0019** subject to eighty-four (84) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE PERMIT – 2300 WESTBROOK STORAGE – WRSP PCL W-60B – WESTBROOK STORAGE – FILE #PL22-0019** subject to four (4) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL22-0019

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 12, 2022** and if not effectuated shall expire on **May 12, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 12, 2025**. (Planning)
2. The project is approved as shown in Exhibits B—J, and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Westbrook Storage Initial Study/Negative Declaration (included as Exhibit A), and shall include all applicable mitigation measures as notes on the improvement plans. (All Departments)
4. Prior to building permit issuance, the applicant shall provide the Planning Division with architectural elevations for Building G, which shall be designed to be consistent with the approved elevations and to the satisfaction of the Planning Division. (Planning)
5. The vehicular rolling gate at the front entrance shall screen views into the site, to the satisfaction of the Planning Division. (Planning)

6. The project shall be addressed as 2300 Westbrook Bl. 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)
7. 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)
8. 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)
9. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
10. 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:

11. 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)

12. 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)
13. 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)
14. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for West Roseville Specific Plan 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 unless approved otherwise with improvement plans. 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)
 - 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)
15. 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)
16. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
17. 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)

18. 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)
19. 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)
20. 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)
21. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
22. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Development Services- Engineering prior to approval of any plans. (Engineering)
23. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
24. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
25. 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)
26. 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. Clean Air spaces shall be marked “CLEAN AIR/CARPOOL/EV”. (Alternative Transportation, Building).
27. The applicant shall coordinate with the City's Parks, Recreation and Libraries Department and Development Services Engineering Division for installation of a right-turn deceleration lane for a future driveway and shall coordinate landscaping in this area prior to issuance of improvement plans. (Engineering, Parks)

28. The applicant shall provide a 40' wide Type A-7 driveway for entry into the project. (Engineering)
29. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
30. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
31. 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)
32. 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)
33. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Development Services - Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
34. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)
35. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services Department, Planning)
36. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)

37. 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)
38. 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)
39. Prior to issuance of a building permit, the property owner shall pay the WRSP Transit Shuttle Service Fee per the Development Agreement Section 3.15.14. (Alternative Transportation)
40. 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)
41. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
42. 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, 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)
43. The applicant shall provide a 20' wide access gate along the east property line of the project, centered over the existing 24" sewer line. (Environmental Utilities)
44. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
45. The applicant shall provide a 9' x 12' concrete pad for trash/recycle pickup. Customer will be responsible for transporting the bins to the concrete pad for service. (Engineering)
46. Access to the concrete pad 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)
47. 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)

48. 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)
49. 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
50. 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)
51. 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)
52. A photometric plan shall be provided prior to building permit issuance. Parking lot lighting, in conjunction with vehicle storage, shall not exceed 16 feet in height. In addition, wall mounted lights shall be located on the building, below the roofline of the storage facility and shall be directed downward. (Planning, Police)
53. 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:

54. 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)
55. 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)
56. 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.
(Engineering, Environmental Utilities, Electric)

57. 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)
58. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
59. 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)
60. 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)
61. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
62. If an RV dump is provided onsite, an additional sewer unit shall be charged for the use. (Environmental Utilities)
63. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
64. 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)
65. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
66. 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)
67. 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)
68. 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)
 69. 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)
 70. The power pole located on the east side of project site shall be replaced with a taller pole to accommodate proper clearances to the perimeter fencing. (Electric)
 71. Roseville Electric will require the project to extend 2-6" conduits to the easterly property line. (Electric)
 72. The sidewalk shall be attached to back of curb near the existing facilities adjacent to Westbrook Drive. (Electric)

OTHER CONDITIONS OF APPROVAL:

73. 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)
74. 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)
75. 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)
76. 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)
77. 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)
78. 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)
79. 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)

80. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. 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 a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)

81. 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)

82. 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)

83. 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)

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

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT – FILE #PL22-0019

1. The Administrative Permit shall not be deemed approved until the actions on the Specific Plan Amendment are approved and become effective.

2. The project is approved as shown in Exhibits B—J and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Westbrook Storage Initial Study/Negative Declaration (included as Exhibit A), and shall include all applicable mitigation measures as notes on the improvement plans. (All Departments)
4. A building permit shall be obtained prior to construction and occupancy of the caretaker's unit. (Building)

EXHIBITS

- A. Westbrook Storage Initial Study/Negative Declaration
- B. WRSP Change Pages
- C. Site Plan (Phase 1 and Phase 2)
- D. Floor Plans
- E. Roof Plan
- F. Preliminary Grading & Drainage Plan
- G. Preliminary Utility Plan
- H. Elevations
- I. Colors & Materials
- J. Preliminary Landscape Plan

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.