

**ITEM 6.2: Major Project Permit Stage 1 Modification and Stage 2 – 1698 Freedom Wy. – NCRSP  
PCL 49 – Homewood Suites Hotel – PL22-0397**

**REQUEST**

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to change the approved site development plan for Lot 9, Parcel 1 within the North Central Roseville Specific Plan (NCRSP) Parcel 49 site and a MPP Stage 2 to evaluate architecture and design for a four-story, 115-room hotel and associated site improvements on Lot 9, Parcel 1 of the NCRSP Parcel 49 site.

Applicant-Kris Steward, Plan Steward, Inc.

Owner – CH Roseville, LLC

**SUMMARY RECOMMENDATION**

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

1. Consider the Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration;
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to five (5) conditions of approval.
3. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-two (72) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

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

**BACKGROUND**

The proposed project is located on Lot 9, Parcel 1 of the Parcel 49/Freedom Point project, on approximately 9.86 acres in the North Central Roseville Specific Plan area. The undeveloped site is located south of the Topgolf facility, and to the west of Open Space Parcel 84. A bike trail, single-family residential uses, and Summerhill Park are located to the southeast of the site. Approximately half of the site is located within a 220-foot-wide easement for overhead powerlines that extends along the southeast edge of Parcel 49.

**North Central Roseville Specific Plan (NCRSP) Parcel 49 History**

As is typical for major commercial parcels, North Central Roseville Specific Plan (NCRSP) Parcel 49 has had several different projects approved for the site. Beginning in 2000, NCRSP Parcel 49 has been approved for office, commercial retail, community assembly, and other uses. Site development plans and modifications have been approved for the NCRSP Parcel 49 site through the Major Project Permit (MPP) process, which allows phased development of the project area. Prior approvals include the MPP Stage 1, MPP Stage 2, Conditional Use Permit, and Tentative Subdivision Map for the Bayside Church/Topgolf project (File # PL14-0252) in 2015; a MPP Stage 1 Modification and MPP Stage 2 for Phase 2A (File # PL16-0168), which included the two hotels on site, in 2016; and a MPP Stage 1 Modification and MPP Stage 2 for Phase 2B (File # PL17-0055), which evaluated restaurant and retail uses on Parcels 1, 2, and 5 within the Freedom Point portion of the NCRSP Parcel 49 site in 2017. Each of these applications reallocated the allowable square footage and uses identified in the original MPP Stage 1 development

plan. In June 2019, the approval of a Specific Plan Amendment, Ordinance Amendment, MPP Stage 1 Modification, and MPP Stage 2 for the Living Spaces furniture store (File # PL18-0388) resulted in the following use and square footage allocations for the NCRSP Parcel 49 project site:

- 148,790 square feet of hotel (211 rooms, Phase 2A);
- 46,175 square feet of restaurant use;
- 159,075 square feet of retail use;
- 24,000 square feet of office;
- Eliminated the limitation on office and retail uses within Parcel 49;
- Eliminated the community assembly use (reduction of 130,000 square feet); and
- 64,232 square feet of indoor/outdoor recreation (Topgolf)

On November 14, 2019 the Planning Commission approved a MPP Stage 1 Modification and MPP Stage 2 for Building B, located on Parcel 1 within the Freedom Point portion of the NCRSP Parcel 49 site (File #PL19-260). Currently on the NCRSP Parcel 49 site, Topgolf (Phase 1), the two hotels (Phase 2A), and Phase 2B pad buildings, and the Living Spaces project have been completed.

Most recently, the Planning Commission approved a MPP Stage 1 Modification and MPP Stage 2, and Tentative Parcel Map for Lot 7 within the Parcel 49 site, which would allow the development of a restaurant, three office buildings, and associated site improvements such as parking and landscaping. The project amended the MPP to increase the overall square footage for Parcel 49 from 436,889 square feet to 463,689 square feet (an increase of 26,800 square feet), and a reallocation of the allowed totals for restaurant and office uses. This project was approved on July 22, 2021.

**Figure 1: Project Location**



## Proposed Project

The proposed project includes a MPP Stage 1 Modification for Lot 9 Parcel 1 to replace approximately 40,000 square feet of retail for Pad P with a 79,260 square foot hotel, as well as a MPP Stage 2 to evaluate the design for the proposed hotel. The proposed modification would increase the overall square footage within the Parcel 49 project by 39,260 square feet. The project would also modify the phasing for the Parcel 49 project, including creating a future Phase 3D.

The approximately 79,260 square foot hotel is four-stories tall, with 115 guest rooms. Amenities for the hotel include a fitness center, lounge, breakfast area, swimming pool, patio, pet area, and outdoor lounge area. A total of 118 parking spaces are proposed on the parcel to support the hotel.

## **EVALUATION- MAJOR PROJECT PERMIT**

The proposed project is being evaluated through the Major Project Permit (MPP) entitlement process. The intent of the MPP process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is read. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages. The evaluation section of this report includes an analysis of the requested MPP Stage 1 Modification and MPP Stage 2. Each entitlement is analyzed for its consistency with the goals and policies of the applicable regulations, including the General Plan, the Zoning Ordinance, the Community Design Guidelines (CDG), and the NCRSP. The findings for a MPP Stage 1 (or modification of same) are included below in ***italicized, bold*** text.

- 1. The Preliminary Development Plan is consistent with the General Plan, applicable Specific Plan, and adopted City Design Guidelines; and***
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

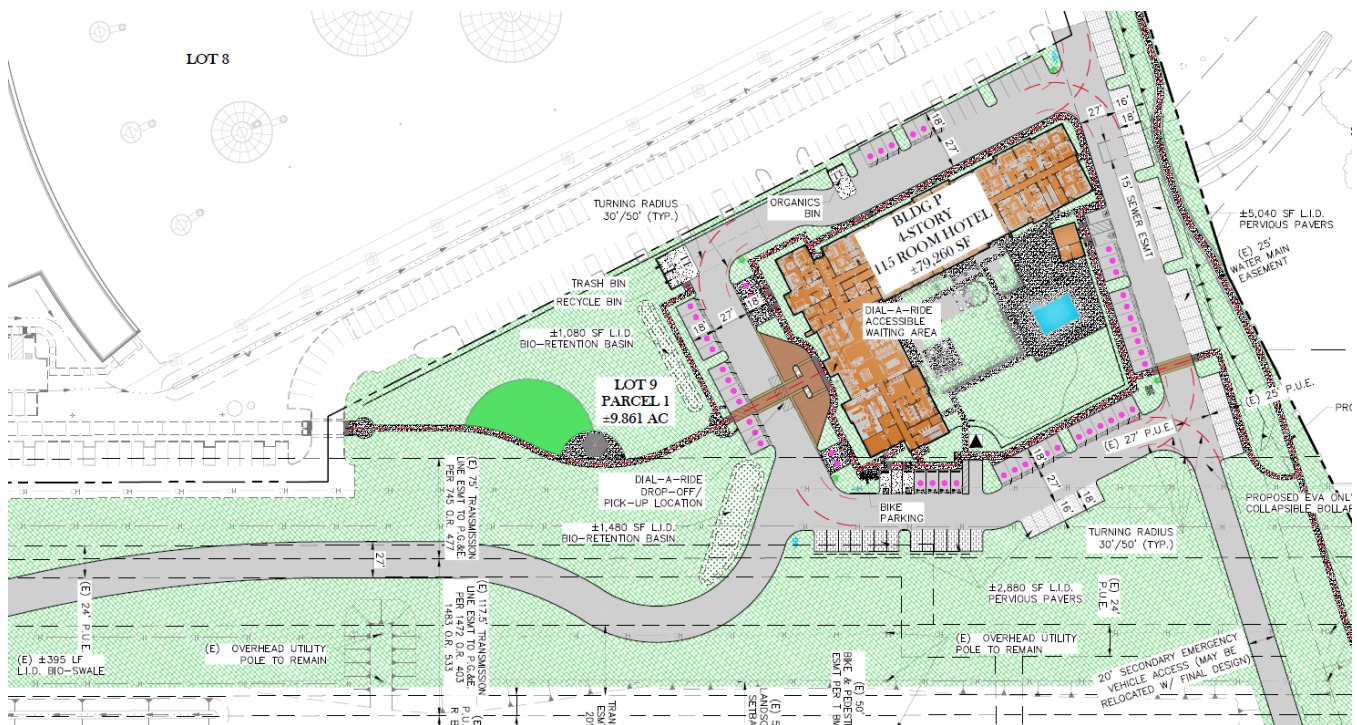
The findings for the MPP Stage 2 are as follows:

- 1. The architecture and landscaping is consistent with the General Plan, applicable Specific Plan, and adopted City Design Guidelines; and Phase 1 approval; and***
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

These findings are essentially the same, with the MPP Stage 1 Modification findings referring to the preliminary development plan, and the MPP Stage 2 findings referring to the architecture and landscaping, as well as consistency with the Stage 1 project. Therefore, for the purposes of this evaluation, the modifications to both stages are examined together.

**Building Siting and Orientation:** The proposed building is L-shaped, with a porte cochere marking the main entry on the building's west side. The L-shape faces south, with outdoor guest amenities and a small pool house located to the south of the building. Outdoor amenities include a swimming pool, patio, and outdoor lounge area. As proposed, the location and orientation of the building minimizes the appearance of the building's mass to the neighborhood to the south, and offsets the hotel room windows so they aren't directly facing the neighborhood. The building is located approximately 270 feet from the Arabesque Cir. and Garden Park Dr., and is separated from the neighborhood by landscaping, a parking area, the powerline corridor, and bike trail.

**Figure 2: Preliminary Site Plan**



**Architecture:** The proposed hotel has a modern architectural style and is designed to complement the existing development within Parcel 49 (Figure 3). The color palate is a mix of warm, neutral tones, and the façade utilizes a variety of materials such as wood-grain horizontal cement cladding, cement plaster, brick veneer, and anodized aluminum to provide visual interest. The roof is flat and interrupted by various planes. Entry features on the proposed building are emphasized by a vertical, modern architectural feature and accented with the wood-like material. This aluminum frame feature is included on various entries around the building, and architectural treatment is applied to all elevations.

The height of the proposed building is 45 feet, seven (7) inches to the roof deck, and 54 feet, 10 inches to the top of the tower feature. While no maximum height is established within the Planned Development zone for Parcel 49, the general maximum height for most commercial and light industrial zones is 50 feet. While the proposed building will exceed the height limit by approximately five feet, the building is oriented so that much of the mass will be orientated away from the residential uses to the south. The proposed hotel is also adjacent to Topgolf, which includes a 54-foot-tall building (the same height as the proposed hotel) and netting with poles that are approximately 90 to 150 feet tall. Overall, the design is consistent with the Parcel 49 site and the City Community Design Guidelines.

**Figure 3: Renderings**



**Access and Circulation:** Vehicles will access the site from a new, extended drive aisle that is located within the powerline corridor on the south edge of the site. The main drive aisle is designed with a slight meander to encourage slower travel and is landscaped with plant species that comply with the height requirements underneath the powerlines. Secondary vehicular access will be provided to the northeast of the building. Additionally, paved emergency vehicle access (EVA) will be located on the southeast corner of the site, connecting to the bike trail and neighborhood to the south. City Engineering have reviewed the proposal and found it conforms to City design standards. The project has adequate vehicle site access, meets design standards, and will not be detrimental to public health and safety.

**Parking:** The approved MPP for the site results in a total parking requirement of 1,823 spaces, and the approved site plan includes 2,292 spaces, which is 462 spaces more than the minimum required. This additional parking is not evenly distributed over Parcel 49. Some lots within the overall site have fewer spaces than needed, while others have excess spaces. As an example, Lot 3 contains 104 spaces, but the hotel on this parcel requires 107 spaces, and Lot 4 contains 110 spaces, but the hotel on this parcel requires 104 spaces. For this reason, parking on the entirety of Parcel 49 is shared, and pursuant to conditions of approval, a reciprocal access and parking agreement is recorded over the site. This allows compliance with the City's minimum parking standards to be assessed for the site as a whole, rather than on a lot-by-lot basis. However, as a design consideration, this staff report does evaluate whether shared parking is adjacent or within easy walking distance.

The proposed project is a hotel with 115 rooms, and does not have meeting rooms or conference spaces. According to Section 19.26.030 of the Zoning Ordinance, lodging services require one space per room and additional parking for other facilities. The project site will supply 118 parking spaces, as well as bicycle parking near the building entry. Therefore, the proposed project meets the minimum parking requirement. Additional overflow parking is available due to the surplus within the overall Parcel 49 site.

**Landscaping:** The project includes landscaping around the perimeter of the parcel, within the parking area, and around the proposed hotel. The Community Design Guidelines require that 50-percent of the paved parking areas be shaded by trees at 15-year maturity. The landscaping plan indicates that the project site will provide 59-percent parking lot shading, meeting the requirement. The project draws from the existing plant palate established for Parcel 49, including Red Maple, Chinese Pistache, London Plane, Crimson Spire Oak, and other trees to establish consistency throughout the overall site. Smaller shrubs and trees are proposed for the portion of the site within the powerline easement, consistent with the NCRSP guidelines. The landscape widths are consistent with the requirements established in the NCRSP guidelines for Parcel 49. Overall, the landscape design is consistent with the landscaping palate used throughout the NCRSP Parcel 49 site and the Community Design Guidelines.

**Development Plan Modification and Phasing:** The project proposal includes a request to modify the approved phasing plan for Parcel 49 (Figure 3). This would update Phase 3C to reflect the proposed project, which is a change of use for Pad P from 40,000 square feet of retail use to 79,260 square feet of hotel use. This change also includes moving a restaurant on Pad M, as well as Medical Offices on Pads S and T, to a new Phase, 3D. No changes to Phases 1 through 3A are proposed. The changes are shown in the figure below, which compares the currently approved phasing to the proposed phasing. The overall square footage of the Parcel 49 project site is proposed to increase from 463,689 square feet to 502,949 square feet, which is a total increase of 39,260 square feet.

**Figure 3: Project Phasing**

Approved MPP Stage 1 (2020) Phasing			Proposed MPP Stage 1 (2022) Phasing		
Phase	Uses	Square Feet	Phase	Uses	Square Feet
Phase 1	Topgolf	64,232 sf	Phase 1	Topgolf	64,232 sf
Phase 2A	Hotels	141,667 sf	Phase 2A	Hotels	141,667 sf
Phase 2B	Retail	16,325 sf	Phase 2B	Retail	16,325 sf
	Restaurants	<u>12,665 sf</u> 28,990 sf		Restaurants	<u>12,665 sf</u> 28,990 sf
Phase 3A	Retail (R)	108,500 sf	Phase 3A	Retail (R)	108,500 sf
	Restaurant (R)	<u>1,500 sf</u> 110,000 sf		Restaurant (R)	<u>1,500 sf</u> 110,000 sf
Phase 3B	Restaurant (N)	6,000 sf	Phase 3B	Restaurant (N)	6,000 sf
	Office (O, V, W)	<u>42,800 sf</u> 48,800 sf		Office (O, V, W)	<u>42,800 sf</u> 48,800 sf
Phase 3C	Restaurant (M)	6,000 sf	Phase 3C	Hotel (P)	79,260 sf
	Med Off (S,T)	24,000 sf			
	Retail (P)	<u>40,000 sf</u> 70,000 sf			
			Phase 3D	Restaurant (M) Med Off (S, T)	6,000 sf <u>24,000 sf</u> 30,000 sf
Total		463,689 sf	Total		502,949 sf

The proposed increase in development footprint was evaluated by various City departments, including Development Services Building and Engineering Divisions. No concerns about increased demand on utilities were raised. Additionally, a trip generation analysis was prepared to evaluate the proposed change in use. This analysis found that the change in trips was negligible compared to the current approved version of the project. According to the analysis, the change in use results in an increase of approximately 21 AM peak hour trips, and a decrease of 33 PM peak hour trips. The project was

evaluated in the Addendum to the Bayside Church/ Topgolf Mitigated Negative Declaration, and no new or more severe impacts beyond what was previously evaluated were identified. Therefore, staff supports the proposed modification as it is substantially consistent with the approved Parcel 49 Major Project Permit.

## **PUBLIC OUTREACH**

On the February 13, 2023, the applicant met with Highland Reserve Neighborhood Association (HRNA) board members (Paul Diamond, Geoff Goolsby, Vlad Pikalov, Crystal Merenda, and Jay Kinney) and presented information regarding the project. The applicant presented information regarding the proposed project and HRNA members asked questions about hotel access, emergency vehicle access, landscaping, grading. One member suggested that the landscaped area be used for facilities that would benefit or complement the City's park system.

On Thursday, March 16, 2023, from 6:00 to 7:30 pm, the applicant hosted a Neighborhood Open House at Bayside Church Blue Oaks to present project information and receive questions. Open house invitations included project information and building elevations. Invitations were mailed to residents and owners of properties within 300 feet of project parcel perimeter. Invitations were also mailed and emailed to HRNA board members. A total of 57 invitations were mailed. The invitation was posted on the Highland Reserve Neighbors Facebook page.

Five neighbors from three households attended the open house, including residents on Arabesque and Garden Park Court. The applicant presented information regarding the project and the site plan and building elevations were displayed. Open house attendees asked questions about hotel vehicle and pedestrian access routes as well as the distances between the hotel building and single-family units in the adjacent Summerhill neighborhood. Neighbors were concerned about the slow-growing landscaping adjacent to the Parcel 49 property line/City bike path and commented about landscaping that requires replacement. Other topics that were discussed include hotel operations, security, use of adjacent trails, and powerline facilities. The history of the Parcel 49 project was discussed including previous considerations of a masonry wall on the Parcel 49 property line.

One comment letter was sent to staff following the meeting and is included in Attachment 1 of this report. The neighbor, who was present at the neighborhood open house, requested additional consideration of a landscape berm within the City bike trail, as well as replacement of dead plants in the landscape area. Staff worked with the project applicant to develop a condition requiring the replacement of dead and dying plant material on the Parcel 49 site prior to occupancy of the building (Condition #62). As for the dead landscaping on City property, Planning staff coordinated with Parks, Recreation, and Libraries (staff) staff to notify them of the landscaping condition. At the time of staff report preparation, the landscaping issue has been shared with the park maintenance and open space teams.

The proposed project plans were distributed for review to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on June 8, 2023, and was distributed to all property owners within 300 feet of the project site. No new comments were received by staff report publication.

## **CONCLUSION**

The proposed project is consistent with the City of Roseville General Plan, NCRSP, Zoning Ordinance, CDG, and prior approvals for the site. Therefore, staff recommends that the Planning Commission approve the requested entitlements.

## **ENVIRONMENTAL DETERMINATION**

Consistent with CEQA Guidelines Section 15164, regarding previously adopted negative or mitigated negative declarations, an Addendum may be prepared if only minor technical changes or additions are necessary or none of the conditions requiring a subsequent Environmental Impact Report or negative declaration have occurred. Consistent with this section, an Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration (adopted February 26, 2015) has been prepared for the project. The Addendum, included as Exhibit A of this report, did not identify any new significant environmental impacts; the project impacts are therefore within the scope of the previously adopted Mitigated Negative Declaration.

## **RECOMMENDATION**

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

1. Consider the Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration.
2. Adopt the findings of fact as stated in the staff report and approve the **MPP Stage 1 Modification – 1698 Freedom Wy. – NCRSP PCL 49 – Homewood Suites Hotel – PL22-0397** subject to five (5) conditions of approval.
3. Adopt the findings of fact as stated in the staff report and approve the **MPP Stage 2 – 1698 Freedom Wy. – NCRSP PCL 49 – Homewood Suites Hotel – PL22-0397** subject to seventy-two (72) conditions of approval.

### **CONDITIONS OF APPROVAL FOR MPP STAGE 1 MODIFICATION FILE # PL22-0397**

1. This Major Project Permit Stage 1 Modification approval shall be effectuated within a period of two (2) years from **June 22, 2023** and if not effectuated shall expire on **June 22, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **June 22, 2026**. (Planning)
2. The project is approved as shown in Exhibits A-K and as conditioned or modified below. (Planning)
3. The project is subject to the previously approved conditions of approval for the MPP Stage 1 – NCRSP PCL 49 Bayside Church/Topgolf (PL14-0252), NCRSP PCL 49 Hotels (PL16-0168), NCRSP PCL 49 Freedom Point (PL17-0055), NCRSP PCL 49 Living Spaces (PL18-0388), and NCRSP PCL 49 Freedom Point Building B (PL19-0260), and NCRSP PCL 49 Lot 7 (PL20-0226) projects, except as conditioned or modified below. (Planning)
4. The project shall comply with all required environmental mitigation identified in the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration and Addendums and shall include all applicable mitigation measures as notes on the grading plans. (Planning)
5. 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)

**CONDITIONS OF APPROVAL FOR MPP STAGE 2 FILE # PL22-0397**

1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from **June 22, 2023** and if not effectuated shall expire on **June 22, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **June 22, 2026**. (Planning)
2. The project is approved as shown in Exhibits A-K and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration and Addendums and shall include all applicable mitigation measures as notes on the grading plans. (Planning)
4. The project shall be addressed as 1698 Freedom Wy. (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 or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
  - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
  - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

- i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
  - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
  - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
  - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
  - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
  - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
  - d. The landscape plan shall comply with the Landscape Guidelines for the NCRSP 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 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)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

14. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
15. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
16. 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)
17. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Development Services – Engineering Division prior to approval of any plans. (Engineering)
19. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
20. A note shall be added to the grading plans that states:  
  
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
21. 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).
22. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual, which includes trash capture requirements. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

23. 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)
24. 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)
25. 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 Division 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)
26. Improvement plans shall show the Preserve (NCRSP Parcel 84) 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)
27. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve (NCRSP Parcel 84). 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)
28. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve (NCRSP Parcel 84). Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)
29. 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)
30. 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)
31. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Freedom Point/ Parcel 49 to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
32. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water and sewer 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 and sewer utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

33. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
34. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water, and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
35. 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)
36. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
37. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
38. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
39. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
40. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
41. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
  - a. one (1) set of improvement plans
  - b. load calculations

c. electrical panel one-line drawings

42. All 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)
43. 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 Freedom Point. (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)
44. 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:**

45. 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)
46. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - a. Water and sewer, water easements.
  - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
47. 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 easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
48. 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)
49. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
50. 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)
51. 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)
52. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
53. The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
54. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
55. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
56. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
57. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
58. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
59. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes,

but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

60. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
  - a. Locate the metered service panel on the outside of the building.
  - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
61. 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:**

62. Prior to certificate of occupancy, the project proponent shall replace dead and dying trees and other plant material on Lot 9, Parcel 1 of the Freedom Point development. (Planning)
63. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
64. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
65. The 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)
66. 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)
67. 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)
68. 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)
69. 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)

70. 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)
71. 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)
72. 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. Neighbor Letter

**Exhibits**

- A. Addendum to Bayside Church/ Topgolf Mitigated Negative Declaration
- B. Site Plans
- C. Floor and Unit Plans
- D. Roof Plan
- E. Elevations
- F. Fire Apparatus Plan
- G. Pedestrian Plan
- H. Utility and Grading Plans
- I. Lighting Plans and Fixtures
- J. Landscape Plans
- K. Phasing Plan

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