

ITEM 6.3: MAJOR PROJECT PERMIT (MPP) STAGE 1 MODIFICATION, MPP STAGE 2, ADMINISTRATIVE PERMIT FOR PARKING REDUCTION, LOT LINE ADJUSTMENT, PLANNED SIGN PERMIT PROGRAM – 290 CONFERENCE CENTER DRIVE – NCRSP PCL 40 ROSEVILLE JUNCTION HOTELS – FILE # PL23-0054

REQUEST

The applicant requests a Major Project Permit Stage 1 Modification to modify the site plan including the building footprints for two hotels within the Roseville Junction development. A Major Project Permit Stage 2 is also requested to review the building elevations for the two hotels; Hyatt Caption (122 rooms, 4 floors, and 60,050 sf) and Hyatt House (126 rooms, 4 floors, and 77,765 sf). A Parking Reduction is requested to reduce the required parking for the hotels based on data from other similar locations. A Lot Line Adjustment is included for a minor modification to the lot line between the hotels and future beer garden. Review of a Planned Sign Permit Program for Roseville Junction is also requested. The original Roseville Junction approval was under File #PL21-0153.

Applicant – Greg Bardini, Morton & Pitalo, Inc.
Property Owner – Rohit Ranchhod, Roseville Junction LLC

SUMMARY RECOMMENDATION

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

1. Adopt the two (2) findings of fact and approve the MPP Stage 1 Modification subject to five (5) conditions of approval.
2. Adopt the two (2) findings of fact and approve the MPP Stage 2 subject to seventy-nine (79) conditions of approval.
3. Adopt the two (2) findings of fact and approve the Administrative Permit for a Parking Reduction subject to three (3) conditions of approval.
4. Approve the Lot Line Adjustment subject to (9) nine conditions of approval.
5. Adopt the three (3) findings of fact and approve the Planned Sign Permit Program subject to three (3) 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 at 290 Conference Center Drive on Parcel 40A within the North Central Roseville Specific Plan (NCRSP) at the terminus of Conference Center Drive (Figure 1). The 11-acre property has a Zoning Designation of Community Commercial/Special Area-North Central Roseville Specific Plan (CC/SA-NC) and land use designation of Business Professional/Community Commercial (BP/CC). The site is bordered by Highway 65 to the north, open space Parcel 82 to the east (Westfield Galleria Mall beyond), vacant parcels to the south (Hyatt Place beyond), and Villasport to the west (Shea Center beyond).

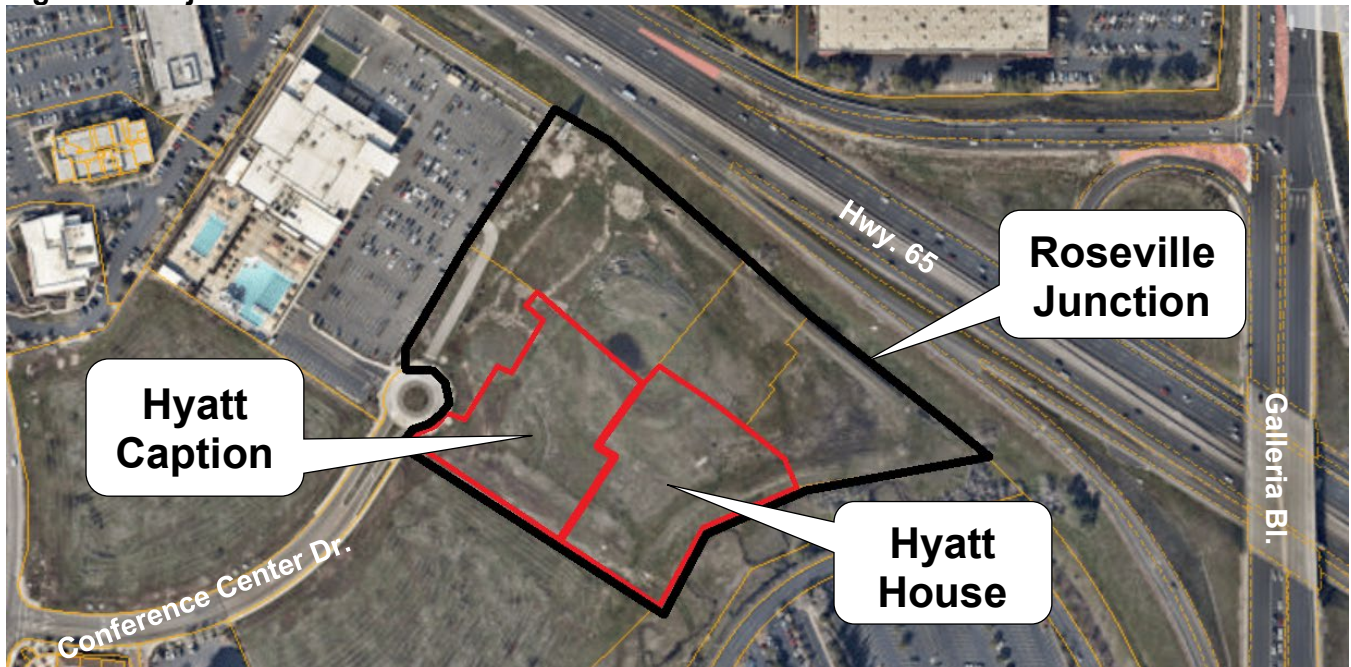
On July 5, 1990, the North Central Roseville Specific Plan (NCRSP) was adopted by the City Council. The NCRSP established a land use designation of Business Professional/Community Commercial and a zoning designation of Community Commercial/Special Area-North Central Roseville Specific Plan (CC/SA-NC) for Parcel 40. The NCRSP anticipated Parcel 40 to be developed with a hotel, conference center, or other large users that would complement the adjacent businesses.

The City acquired Parcel 40A in December 2011 with the intent to develop a hotel and conference center project on the site, consistent with the NCRSP. After extensive public outreach, the City Council approved a MPP Stage 1 and 2 on August 6, 2014 for development of an approximately 250 room, 10 story, 175,000 square foot hotel with an approximately 35,000 square foot conference center facility. The Roseville Hotel and Conference Center Project Environmental Impact Report (SCH #2013112058) was adopted for the project at the same City Council hearing.

In December 2020, the site was sold to a private developer, who proposed the development of the site with two hotels and multiple restaurant uses as anticipated in the North Central Roseville Specific Plan. On September 9, 2021, the Planning Commission approved a Major Project Permit Stage 1 for the site plan of the Roseville Junction development (File #PL21-0153), which included five buildings: Hotel 1 (132 rooms, 5 stories, 80,100 sf), Hotel 2 (123 rooms, 5 stories, 61,500 sf), Restaurant 1 & 2 (6,000 sf each), Restaurant 3 (8,000 sf and 8 pickle ball courts), and an event space that will feature a beer garden and modular container buildings in a configuration to be determined.

On September 14, 2023, the Planning Commission approved the first Major Project Permit Stage 2 within Roseville Junction for the architecture and landscape design of the Restaurant 3 pad, which will be occupied by Electric Pickle (File #PL23-0052).

Figure 1: Project Location



CURRENT PROJECT DESCRIPTION

Major Project Permit Stage 1 Modification – The intent of the Major Project Permit (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 ready. Stage 1 consists of the approval of a preliminary development plan. The preliminary plan establishes the

configuration of the buildings, rough grading and drainage on-site, vehicular and pedestrian circulation, preliminary landscape plan, and design guidelines. The applicant proposes to modify the Stage 1 site plan that was approved with the original project to change the footprint for the two hotels within the development as well as other associated site changes.

Major Project Permit Stage 2 – Stage 2 of the Major Project Permit includes review of the detailed architectural design and landscape treatments. The applicant requests Stage 2 review for the Hyatt Caption and Hyatt House hotels.

Administrative Permit for Parking Reduction – The applicant requests an Administrative Permit for a Parking Reduction to reduce the required number of parking spaces for the development. The reduction is based on information from the two proposed hotels that provides evidence that the use will utilize fewer spaces than required by code.

Lot Line Adjustment – The applicant proposes a small adjustment to a section of the lot line between Parcels 1 (Hyatt Caption) and 6 (future beer garden).

Planned Sign Permit Program – The applicant requests approval of a Planned Sign Permit Program (PSP) for Roseville Junction.

EVALUATION – MAJOR PROJECT PERMIT STAGE 1 MODIFICATION

Section 19.82.040.C of the City of Roseville Zoning Ordinance specifies that requests for revision or amendment to an approved Major Project Permit that are not considered minor shall be reviewed in the same manner as required for the initial approval of that stage of the project. Thus, recommendations for approval or denial of a Major Project Permit Stage 1 Modification shall include consideration of the following:

- 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.***

Site Plan and Building Siting

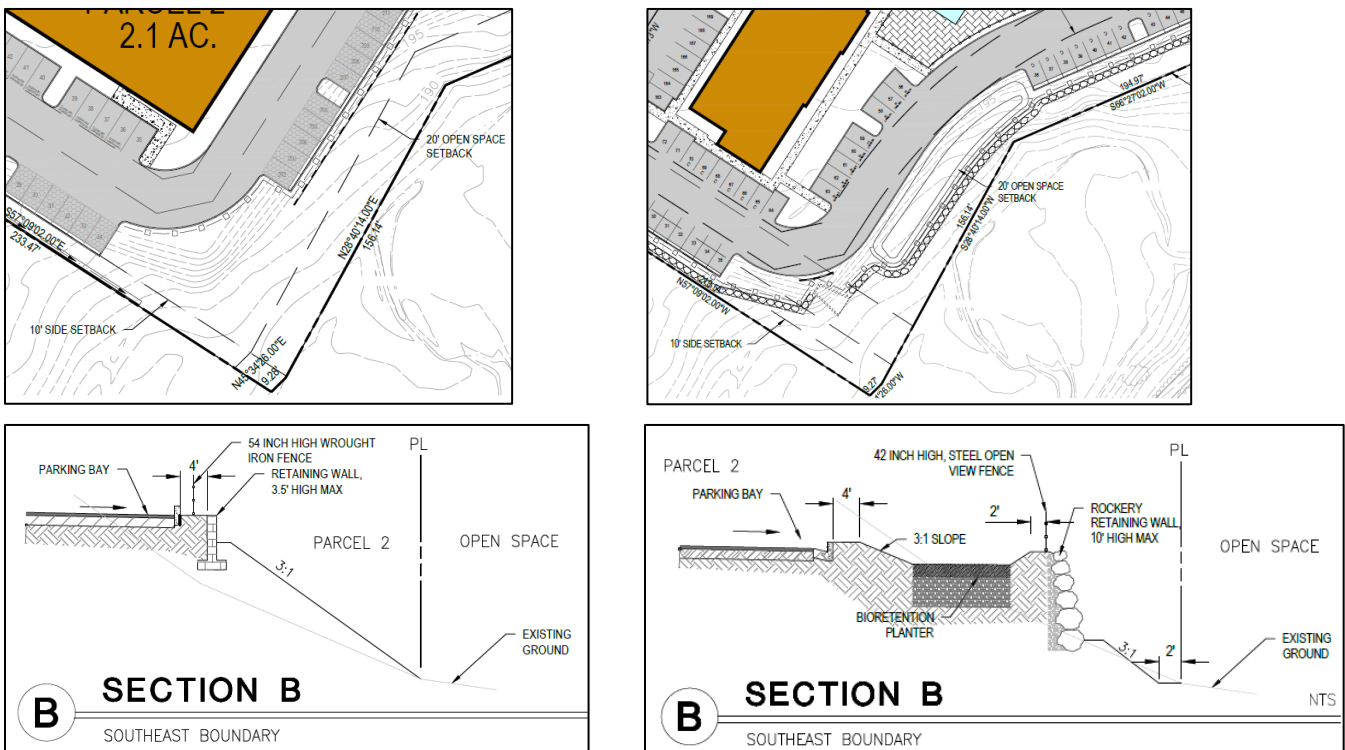
As discussed in the project description, the project will modify the approved site plan by altering the configuration of the two hotels in addition to other associated changes (Figure 2). The original hotel footprints were placeholders meant to represent possible configurations for the proposed scale of hotel. The currently proposed footprints correspond to each actual hotel product. Each of the hotels cater to a particular customer category and modifications are included in the site plan that accommodate those customers. The Hyatt Caption hotel is marketed as an upscale brand that attracts locals and guests to its social spaces. The applicant proposes to create a pedestrian connection between the hotel and future beer garden by introducing a large patio area where the two uses were once separated by parking and drive aisles. Hyatt House focuses on extended stay customers and is therefore sited away from the beer garden and nearer the open space. The Hyatt House proposal includes the addition of a swimming pool, which is shielded from the freeway by the shape of the building.

Figure 2: Site Plan Comparison Existing (Left) and Proposed (Right)



Additional modifications to the site plan include two areas for bioretention to facilitate stormwater treatment. One new treatment area is located within a parking island between parcels 3 and 4. The other is on the southeastern edge of the property adjacent to the open space preserve. In order to accommodate the bioretention area on the southeastern property line, the applicant proposes to increase the height of the required retaining wall. The wall, which was previously 3.5' tall, will now include a maximum height of 10' to accommodate the bioretention planter. The proposed wall height will exceed the 6' recommended height found in the Community Design Guidelines. Staff finds that this deviation from the design guidelines is acceptable in this instance because the section of wall faces an open space parcel with no public access, the mall property on the opposite side of the open space includes walls that exceed the proposed height, and the applicant proposes to use rockery boulders rather than masonry units, which will create a more natural appearance. Figure 3 below provides a comparison between the approved and proposed southeast property boundaries.

Figure 3. Southeast Boundary Approved (Left) and Proposed (Right)



B SECTION B
SOUTHEAST BOUNDARY

B SECTION B
SOUTHEAST BOUNDARY

Vehicle and Pedestrian Access and Circulation

Despite changes to the site plan, the general access and circulation pattern for the site will remain the same as approved. The two entrances to the site will be from Conference Center Drive and the driveways remain in the same locations. The most significant access and circulation modification is the addition of the patio area between the beer garden and hotel. In the approved site plan, vehicles entering the southern driveway were able to proceed straight or turn left to access either the northern or southern side of the adjacent hotel. That left turn after the driveway entrance is no longer possible. Vehicles must now either continue straight and turn left after the hotel or enter from the northwest driveway and drive around the beer garden in order to drive to the northern side of the hotel. However, this limited access is mitigated in two ways. The new patio area creates better pedestrian access to the northern side of the hotel for those customers that park on the southern side of the hotel. Also, where previously the two hotels were connected via a shared outdoor walkway area, the hotels are now separated, which creates a new drive aisle closer to the southern driveway entrance. Modifications to the on-site circulation were evaluated by the City's Fire, Police and Engineering Divisions and was found to be adequate. While the new patio connecting the hotel and beer garden is closed to customer automobiles, it is designed to be available as an aerial fire apparatus access road.

As proposed, the project continues to provide pedestrian pathways from the existing sidewalk system on Conference Center Drive into the site. Pedestrian access from the public way is improved to the Hyatt Caption hotel by eliminating the former drive aisle on the western side of the hotel. Likewise, pedestrian access between the hotel and beer garden is improved via the new connecting patio area between the two uses. Other pedestrian paths are also provided within the parking areas connecting guest parking to the building entrances. Consistent with the NCRSP and the CDG's, the paths are typically separated from the drive aisles by landscaping and marked with special paving. The project retains the three connections to the multi-use trail on its northern boundary parallel to Hwy. 65. As envisioned in the NCRSP, the site plan retains potential for a future alignment for the bike trail to connect to Parcel 35, occupied by the Westfield Galleria, via a bridge.

Parking

The originally approved site plan provided a total of 555 parking spaces, which was an 84 space surplus over the minimum required based on the known uses. Stage 2 approval for Electric Pickle increased the building square footage associated with that parcel and the required parking spaces. The surplus was reduced to 39 spaces at that time. With the proposed modifications, the total number of parking spaces provided will be reduced to 500 total. This modification creates a shortfall in parking spaces provided versus required. The applicant requests approval of an Administrative Permit for Parking Reduction to address the shortfall. Parking is discussed in detail in the Administrative Permit evaluation section of this report.

Conclusion

The MPP Stage 1 Modification retains consistency with the General Plan, Specific Plan, Zoning Ordinance, and the Community Design Guidelines. The site plan therefore will not be detrimental to public health or welfare.

EVALUATION – MAJOR PROJECT PERMIT STAGE 2

Section 19.82.030.C.2.a of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Major Project Permit Stage 2 shall include consideration of the following:

- 1. The architecture and landscaping is consistent with the General Plan, applicable specific plan, and adopted City design guidelines; and Phase I approval; and***
- 2. The design shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

Stage 2 of the Major Project Permit includes review of the architectural design and landscape treatments. The project has been evaluated based upon the applicable design standards of the NCRSP Design Guidelines, the Roseville Junction Design Guidelines, and the City’s Community Design Guidelines (CDGs). The applicant requests Stage 2 review for the two hotels within the development. The proposal includes Hyatt Caption (122 rooms, 4 floors, and 60,050 sf) on Parcel 1 and Hyatt House (126 rooms, 4 floors, and 77,765 sf) on Parcel 2. New landscaping and pathways will also be installed around the site. The details of the building architecture and landscaping are further evaluated below. The architecture for each hotel is evaluated individually.

Architecture – Hyatt Caption

The CDGs require that projects with multiple buildings develop an architectural theme throughout the project. Therefore, the MPP Stage 1 application established the Roseville Junction Design Guidelines, which includes a master color and material palette that would be incorporated into future building elevations (Attachment 1). The palette for Roseville Junction includes three materials; faux vintage wood siding, precast concrete, and stucco as well as two colors Sherwin Williams Alabaster and Urban Bronze. The limited colors and materials were approved as a starting point, knowing that future uses would require additional colors and materials while adhering to the overall design theme. In the Design Guidelines narrative, the “aesthetic was inspired by metal heavy modern industrial” design. Consistent with the vintage wood of the guidelines, Hyatt Caption proposes wood grain cementitious siding on all elevations, including as an inset above the main entrance (Figure 4). Stucco siding is proposed on each elevation in various shades of light and dark gray consistent with the color scheme in the design guidelines. Brick veneer is not included in the approved materials palette for Roseville Junction. However, the dark gray and red bricks proposed for Hyatt Caption are consistent with the design guidelines in that they are materials used in modern industrial design and brick was used in the approved Electric Pickle architecture. The metal canopies and storefront system are also consistent with the modern industrial theme of the center.

Figure 4. Hyatt Caption – Proposed View from Northwest



Architecture – Hyatt House

Unlike Hyatt Caption, the Hyatt House corporate identity and architectural style does not typically include a modern or industrial aesthetic. Therefore, the applicant proposed an architectural style that meets the intent of the Roseville Junction Design Guidelines while retaining some degree of corporate identity. Features of the Hyatt House architecture that are consistent with the approved colors and materials palette and surrounding buildings include the dark brick around the base of the building, the tower element in shades of gray, the metal port cochere, and the white stucco segments of the building façade

(Figure 5). The light brown and greens of the rest of the building are not included in the Roseville Junction Design Guidelines color palette but are consistent with the narrative section of the guidelines, which anticipate that “colors include, but not limited to orange, rust, copper, brown, red, and grey with pops of green to provide a distinct contrast.” Additionally, consistent with the City’s Community Design Guidelines, the building features varying wall heights, wall planes, and a tower element at the entry for visual interest.

As proposed, staff finds the hotel buildings compatible with the applicable design guidelines as well as the Community Design Guidelines and North Central Roseville Specific Plan.

Figure 5. Hyatt House – Proposed View from Northwest



Landscaping

A preliminary landscape plan was approved as part of the MPP Stage 1 and included within the Roseville Junction design guidelines. Consistent with the plan, the hotels propose to use a range of trees for parking lot shading including London Plane Tree and Pistache and retain a minimum 50% parking lot shading. This will create a cohesive landscape with the parking fields for adjacent buildings. Though the site plan modification altered the location of landscape planters throughout the site, the overall landscape concept remains consistent with the original approval.

Conclusion

In summary, staff finds that the architecture and landscape plans for the two hotels are consistent with the NCRSP Design Guidelines, Roseville Junction Design Guidelines and the CDG’s and will not be detrimental to the public health and safety or welfare, as described in detail above. As proposed and conditioned, the project complies with the required findings for approval. For these reasons, staff recommends approval of the MPP Stage 2 request.

EVALUATION – ADMINISTRATIVE PERMIT FOR PARKING REDUCTION

Section 19.26.030.C.2 of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating Parking Reductions for Shared Parking. An applicant may apply for an Administrative Permit to allow a parking reduction for shared parking where they believe the hours of operation of different tenants/uses within the building complex effectively allow dual use of parking spaces. The applicant has the burden of proof for providing documentation substantiating their request. The approving authority shall only approve reduced parking if the criteria in ***bold, italics*** below are met.

1. **A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses.**
2. **Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them**

Typically, parking is reviewed with the Stage 1 approval of a commercial center. However, Stage 2 approval often includes additional details that require an update to the parking calculations for the center. The Zoning Ordinance outlines the parking requirements based on use type and an associated ratio per the square footage of each such use type. Within the Roseville Junction center, parking is shared among all tenants per a reciprocal parking agreement. The amount of parking required for the center is therefore based on the cumulative parking requirements of each use type. The initial approval of the development estimated a parking surplus of 84 spaces. However, parking information was not included for Parcel 6 of the development at that time because there was not yet enough information on the layout of the future beer garden. The Electric Pickle approval included an increase to the previously anticipated square footage of that building, increasing required parking from 96 to 141 spaces for that use, and therefore reduced the parking surplus to 39 spaces.

The current proposal further modifies the parking calculations by eliminating 55 spaces on-site due to site plan modifications, minor modifications to the proposed number of hotel rooms in each hotel, and a 400 sf decrease to one of the future restaurant buildings. Additionally, concurrent review of a separate MPP Stage 2 submittal for the Roseville Junction Beer Garden (File #PL23-0138) provides enough information on that future use to now include Parcel 6 in the parking table. Therefore, the parking evaluation below provides the overall parking demand by code for all known uses at this time, approved and proposed. There is now a 49-space parking shortfall by code within the Roseville Junction development. The updated parking is summarized below in Table 1.

Table 1. Proposed Project Parking with Site Modification

Parcel/Use	Area	Ratio	Required
Parcel 1 Hotel	80,100 60,050 sf 132 122 Rooms	1 per room plus additional as required for other uses in the facility	132 122
Parcel 2 Hotel	61,500 77,765 sf 123 126 Rooms	1 per room plus additional as required for other uses in the facility	123 126
Parcel 3 Restaurant	6,000 sf	1/100 sf	60
Parcel 4 Restaurant	6,000 5,600 sf	1/100 sf	60 56
Parcel 5 Restaurant and Pickle Ball	12,300 sf restaurant plus 9 courts	1/100 plus 2 per court	141
Parcel 6 Beer Garden	TBD 4,400 sf	1/100 of restaurant area	TBD 44
Total Required			516 549
Total Provided			555 500
Total Surplus			39 -49

To address the 49-space parking shortfall, the applicant requests an Administrative Permit for Parking Reduction to reduce the number of required parking spaces for the two hotels. The project requires a

total of 248 parking spaces for the two hotels based on the Zoning Ordinance requirement, which is 1 parking space per hotel room. The applicant requests a reduced parking requirement of .8 spaces per hotel room, which amounts to a total of 199 spaces required for the two hotels, a reduction of 49 spaces. The parking reduction request is based on information provided by the applicant of the current project as well as information from a previous approval for a similar project.

The similar project, “Hampton Inn and Element Hotel” (File #PL23-0010) was approved by the Design Committee on July 20, 2023. That project included two hotels of 117 and 124 rooms each. As with the current project, one of them was an extended stay hotel. To determine the greatest parking demand of the hotels for Hampton Inn and Element, that applicant conducted parking occupancy observations at three similar hotels in Texas over a six-week period, from March 13, 2023 to April 22, 2023 (Attachment 2). The survey results indicated that when the hotel occupancy rate was 100%, the parking usage on average was 0.82 spaces per room. Furthermore, the hotels were found to be fully occupied on 12-25% of days surveyed. Therefore, the greatest parking demand was found to be less than .82 spaces per room most of the days surveyed. Staff finds the proposed parking requirement of .8 spaces per room is justified based on that survey.

The applicant for the Roseville Junction Hotels project also provided their own memo with additional information and justification for the parking reduction (Attachment 3). The memo cites the Institute of Transportation Engineers (ITE), which finds that the average weekday parking demand for business hotels is 0.72 spaces per room in suburban areas and 0.62 spaces per room in dense multi-use urban areas. These rates include the parking demand for internal restaurants, service staff, and meeting spaces. The current project proposes to use a parking ratio of 0.8 spaces per room, which exceeds the ITE demand.

In addition to the lower parking demand for the hotels discussed above, the mix of uses within the Roseville Junction center also reduces the potential for parking conflicts. The applicant memo states that typical hotel guests arrive late at night and leave early in the morning, which reduces the conflict with surrounding uses such as the restaurants and pickleball, which will have the greatest parking demand during the day and in the early evening. Parking for each new use within the center will continue to be evaluated as specific users are proposed, which will also ensure there will be no conflicts between the future uses.

Based on the foregoing, staff anticipates there will be a sufficient number of spaces available throughout the day to meet the greatest parking demand of the proposed uses and the operational characteristics will reduce potential conflicts. The updated parking demand including the parking reduction request is shown in Table 2 below.

Table 2. Proposed Project Parking with Parking Reduction

Parcel/Use	Area	Ratio	Required
Parcel 1 Hotel	60,050 sf 122 Rooms	4 .8 per room plus additional as required for other uses in the facility	422 98
Parcel 2 Hotel	77,765 sf 126 Rooms	4 .8 per room plus additional as required for other uses in the facility	426 101
Parcel 3 Restaurant	6,000 sf	1/100 sf	60
Parcel 4 Restaurant	5,600 sf	1/100 sf	56
Parcel 5 Restaurant and Pickle Ball	12,300 sf restaurant plus 9 courts	1/100 plus 2 per court	141
Parcel 6 Beer Garden	4,400 sf	1/100 of restaurant area	44
Total Required			549 500
Total Provided			500
Total Surplus			0

3. *Overflow parking will not impact any adjacent use.*

There will be reciprocal access and parking agreements in place for the subject parcels. The Zoning Ordinance does not permit designating or reserving parking spaces for specific uses within a center or complex. Therefore, due to the minimal conflict of uses, a hotel customer will be able to find parking adjacent to another use within Roseville Junction at times when the hotel may be at higher demand.

4. *Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.*

As mentioned above, reciprocal access and parking agreements ensure the access and parking spaces are shared among the parcels. Condition of approval #1 for the parking reduction specifies that the permit will no longer be valid if the mix, square footage, and operating characteristics described herein are changed.

EVALUATION – LOT LINE ADJUSTMENT

Section 18.010.080 of the City of Roseville Subdivision Ordinance does not list any required findings for a Lot Line Adjustment (LLA); however, a LLA must comply with the following criteria listed below. Each criterion is listed in ***bold italic*** font, followed by an evaluation.

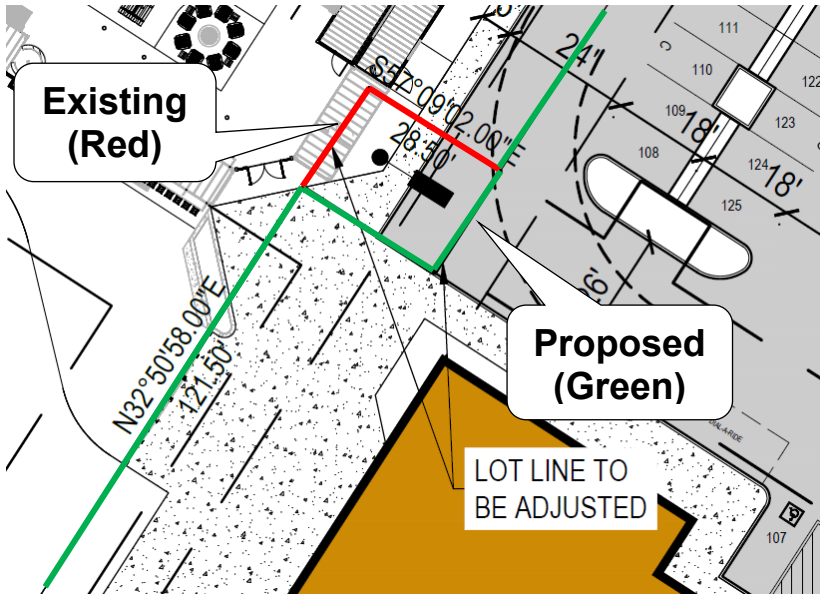
1. *Compliance with the City of Roseville General Plan.*

The subject properties have a land use designation of Business Professional/Community Commercial (BP/CC). As discussed, the proposed use is consistent with the BP/CC land use designation; therefore, the proposed LLA is in conformance with the General Plan.

2. Compliance with the Zoning Ordinance for the district in which it is located.

The subject properties have a zoning designation of Community Commercial (CC/SA-NC) and are located within the NCRSP. The City’s Zoning Ordinance establishes minimum development standards for commercial structures located within these zones, but it does not establish any minimum lot sizes or widths. The Lot Line Adjustment does not conflict with any of the City’s development standards. The lot line adjustment will adjust one corner of the lot boundary so as not to conflict with the location of any buildings on-site. The parcel line will be moved so that it no longer crosses the proposed location of one of the beer garden container buildings (Figure 6).

Figure 6. Lot Line Adjustment Detail



3. Compliance with the local building regulations.

The California Building Code (CBC) establishes building regulations based upon the type of construction, the use of a building or structure and a building’s proximity to other buildings and property lines. The proposed LLA will allow future structures to comply with the local building code regulations and the required building setbacks from the property lines.

4. Provisions for relocation of existing infrastructure or easements.

The project has been reviewed by various departments and divisions within the City of Roseville, and conditions have been recommended to ensure that any relocations of easements or infrastructure are accommodated.

EVALUATION – PLANNED SIGN PERMIT PROGRAM

Section 17.08.225 of the City’s Sign Ordinance requires that three findings be made prior to the approval of a Planned Sign Permit Program. The required findings are listed below in ***bold italics*** and are followed by an evaluation.

- 1. The proposed planned sign permit program is consistent with the provisions and intent of the Roseville Sign Ordinance.***
- 2. The planned sign permit program is in harmony with, and visually related to the buildings within the planned sign permit program and the surrounding developments.***

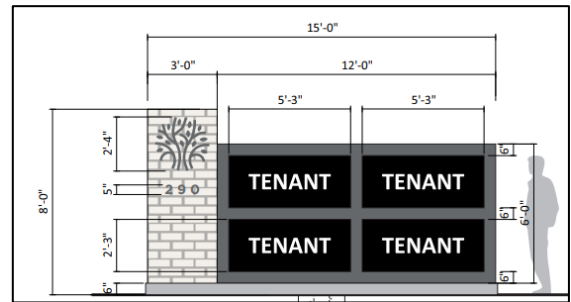
3. The planned sign permit program is consistent with the adopted specific plan guidelines for the specific plan or other applicable regulations in which it is located, if applicable.

The proposed guidelines specify the number, height, area, and location of monument signs and wall signs within Roseville Junction. The signs described in this sign program have been evaluated using the standards for Building Complex Signs (Section 17.06.210) of the City of Roseville Sign Ordinance. The NCRSP also contains limited sign criteria applicable to building complexes.

Monument Signs

Proposed: As recommended by the NCRSP, the applicant proposes entry signage as a formal statement into the project. Consistent with the specific plan, the signage complements the aesthetic of the rest of the development by utilizing a stone wall feature with black and gray signage. The proposed PSPP allows 1 entry monument sign consistent with the design shown in Figure 7. The sign will be 8' tall, including the base, and will include space for 4 tenant panel signs. The area of the sign including the base and/or embellishments will be 96 square feet, which is less than the maximum 150 square feet allowed by code. The sign will be set back 20' from the public right of way along Conference Center Dr.

Figure 7. Monument Sign



Evaluation: Section 17.06.215 of the Sign Ordinance includes guidelines for the number, size, and location of freestanding (also called monument) signs for building complexes. The proposed monument sign complies with the number, size, and location requirements.

Wall Signs

Proposed: The requirements for wall signs are separated by Hospitality Tenants and Shop/Pad tenants.

Hospitality Tenants: Any tenant with 8,000 or more square feet of lease area is considered a Hospitality Tenant. This designation applies to the two hotels and Electric Pickle. The Hospitality Tenant criteria differ from the other shop and pad users by the number and size of signs permitted. The total sign area allowed for any use within Roseville Junction is 200 square feet, consistent with the Sign Ordinance. However, the larger footprint and building height of the hospitality tenants creates the need for taller signs. The height of the signs shall not exceed two-thirds (2/3) the height of the area to which the sign is attached, up to 6.5 feet in height for both single line and stacked copy. Additionally, the hotels are allowed up to four signs.

Shops & Pads: The remainder of the uses within the development are considered shop or pad tenants and are permitted smaller signage consistent with the smaller building scale. Buildings with 1 tenant are permitted 3 wall signs, provided each sign is located on a different side of the building and faces a public entrance, an internal roadway, or a parking lot. Buildings with 2 or more tenants are permitted 2 wall signs per tenant, provided each sign is located on a different side of the building and faces a public entrance, an internal roadway, or a parking lot. The height of the signs shall not exceed two-thirds (2/3) the height of the area to which the sign is attached, and may not exceed 36 inches in height for both single line and stacked copy.

The beer garden container complex will be treated like one pad building with multiple tenants. The unique nature of the beer garden use requires unique signage criteria from the rest of the shop and pad uses. Each tenant is allowed one sign on the equipment screen parapet associated with their unit facing outwards. The total allowed sign area for the beer garden complex is 200 sf. The maximum sign height for each tenant sign is 2'. In addition to the tenant signage, one entry sign promoting the overall beer garden concept is permitted at each entrance to the beer garden with a maximum height of 4' tall (Figure 8).

expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 14, 2026**. (Planning)

2. The project is approved as shown in **Exhibit A** and as conditioned or modified below. (Planning)
3. The project is subject to the previously approved conditions of approval for Roseville Junction (File #PL21-0153), except as conditioned or modified below. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Addendum to the Roseville Hotel and Conference Center Project EIR. (Planning)
5. Bike parking and electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville's Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).

CONDITIONS OF APPROVAL FOR MPP STAGE 2 (FILE # PL23-0054)

1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from **December 14, 2023** and if not effectuated shall expire on **December 14, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 14, 2026**. (Planning)
2. The project is approved as shown in **Exhibit A** and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Addendum to the Roseville Hotel and Conference Center Project EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments). (All Departments)
4. The project shall be addressed as 290 Conference Center Dr. Per the approved addresses from the original project, the address for Parcel 1, and Hotel 1 on said parcel, shall be 300 Conference Center Dr. The address for Parcel 2, and Hotel 2 on said parcel, shall be 310 Conference Center Dr. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty 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 11B 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 Roseville Junction Design Guidelines, North Central 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. 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. 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)
15. 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)
16. 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)
17. 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)
18. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
19. 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)

20. 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)
21. At building(s) permit(s) submittals, EV parking spaces and related EV accessible parking spaces to provide as required under the applicable California Green Building Code and the California Building Code.
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. The applicant shall provide proper circulation and turnarounds for vehicles and emergency vehicles/refuse. In addition, the applicant shall provide the necessary utility services for this site, not dependent on the build-out of adjacent parcels. (Engineering)
27. Bike parking and electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville’s Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
28. 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)
29. 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)

30. The applicant shall satisfy the requirements for Storm Water Quality and Hydromodification per the latest version of the West Placer Storm Water Quality Design Manual (Dated August 2022) as approved by Development Services - Engineering Division. (Engineering)
31. 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)
32. 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)
33. 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 , Planning)
34. 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)
35. 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)
36. 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)
37. 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)
38. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Roseville Junction to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
39. 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)

40. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
41. 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)
42. 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)
43. 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)
44. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. An organics enclosure will also be required for any restaurant use. (Refuse)
45. 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)
46. 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)
47. 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
48. 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)

49. 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)
50. 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:

51. 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)
52. The following easements shall be provided by separate instrument of final map as shown on the site plan, unless otherwise provided for in these conditions:
- a) Water and sewer easements.
 - b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
53. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
54. 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)
55. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
56. 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)
57. 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)
58. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
59. **Restaurants or other Food Service Establishment (FSE).** 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)
60. 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)
61. 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)
62. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
63. 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)
64. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
65. 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)
66. 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)

- 67. 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)
- 68. 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:

- 69. Signs shown on the elevations are not approved as part of the Major Project Permit Stage 2. A Sign Permit is required for all project signs. (Planning)
- 70. 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)
- 71. 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)
- 72. 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)
- 73. 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)
- 74. 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)
- 75. 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)
- 76. 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)
- 77. 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)

78. 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)
79. 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 PARKING REDUCTION (FILE # PL23-0054)

- 1. This Administrative Permit for a parking reduction is approved based on the proposed mix, square footage, and operating characteristics of the tenant, as described in this staff report, **Exhibit B**, and as conditioned below. (Planning)
- 2. This Administrative Permit approval shall be effectuated within a period of two (2) years from **December 14, 2023**, and if not effectuated shall expire on **December 14, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 14, 2026**. (Planning)
- 3. The applicant shall submit plans to the Building Division and secure a building permit for any proposed tenant improvements. (Building)

CONDITIONS OF APPROVAL FOR LOT LINE ADJUSTMENT (FILE # PL23-0054)

- 1. The Lot Line Adjustment is approved as shown in **Exhibit B**. (Planning, Engineering)
- 2. The following shall be submitted to Engineering prior to recordation of the Lot Line Adjustment:
 - a) Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b) One copy of the Conditions of Approval.
 - c) A completed Property Owner Consent Form.
 - d) Deed to convey interest in the property.

- e) Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. The applicant shall submit to the Development Services - Engineering Division ~~of Public Works~~ a paper copy and an electronic copy of the recorded Voluntary Merger or Lot Line Adjustment per the "Digital Submittal of Cadastral Surveys." (Environmental Utilities)
6. Prior to recordation of the Lot Line Adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of \$150. (Engineering)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

7. 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. (Environmental Utilities, Electric, Engineering)
8. Any relocation, rearrangement, or change to existing City facilities due to this Voluntary Merger or Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
9. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)

CONDITIONS OF APPROVAL FOR PLANNED SIGN PERMIT PROGRAM (FILE # PL23-0054)

1. The Planned Sign Permit Program is approved as shown in **Exhibit C**, and as conditioned below. (Planning)
2. This Administrative Permit approval shall be effectuated within a period of two (2) years from **December 14, 2023** and if not effectuated shall expire on **December 14, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 14, 2026**.
3. A Sign Permit and Building Permit is required prior to construction of monument or wall signs. (Planning)

ATTACHMENTS

1. Roseville Junction Design Guidelines
2. Hampton Inn and Element Parking Study
3. Hyatt Parking Justification

EXHIBITS

- A. Project Plans
- B. Lot Line Adjustment
- C. Planned Sign Permit Program

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.