

**ITEM 6.1: Conditional Use Permit and Design Review Permit Modification – 111 S Harding Boulevard – DHCS PCL DH-47 – Starbucks Drive-Through – File #PL23-0055**

**REQUEST**

The project is a request for a Conditional Use Permit and a Design Review Permit Modification to allow a portion of the existing fast-food drive-through establishment to be demolished and modified, and to reconfigure the drive through lane. The modifications include changes to the existing building, expansion of the existing single drive-through lane into a dual drive-through lane, as well as landscaping and lighting improvements.

Applicant – Noelia Santiago, Valerio Architects  
Property Owner – Rosa Holdings, LLC

**SUMMARY RECOMMENDATION**

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

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to sixty-three (63) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

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

**BACKGROUND**

The project site is located on Parcel DH-47 in the Douglas-Harding Corridor Specific Plan (DHCS). The site is bordered by South Harding Boulevard to the north, existing commercial parcels to the east and west, and residentially zoned parcels to the south (see Figure 1). The site has a zoning designation of General Commercial/ Special Area – Douglas-Harding Corridor Specific Plan (GC/SA-DH) and a land use designation of Community Commercial (CC). The DHCS was adopted by the City of Roseville City Council in December 2022. An Addendum to the 2035 General Plan Environmental Impact Report (SCH #2019080418,



certified on August 5, 2020) and 2021 Housing Element Addendum was considered and adopted by the City Council.

In 1998, the Planning Commission approved a request for a Design Review Permit (DRP) for the demolition of an existing Burger King, that was constructed in 1979, and allow the construction of a new Burger King restaurant with an indoor play area and associated site improvements (e.g., landscaping, lighting, and parking) (File #DRP 98-34).

## **PROJECT DESCRIPTION**

The proposed project will renovate the existing Burger King building, which will be occupied by Starbucks. As required by the Zoning Ordinance, the project entitlements include a Conditional Use Permit (CUP) to allow a fast food establishment with drive-through contiguous to properties with a residential zoning designation in the Community Commercial zone. A Design Review Permit Modification (DRP Modification) is included to allow the demolition of approximately ±870 square feet of commercial building and other site improvements. The overall size of the Starbucks building will be approximately 3,100 square feet. Site modifications include the removal of 16 parking stalls to expand the existing single drive-through lane into a dual drive-through lane, landscaping, and lighting improvements.

## **EVALUATION – CONDITIONAL USE PERMIT**

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in *italicized, bold print* and are followed by an evaluation of the proposal in relation to each finding.

### ***1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.***

The project site has a land use designation of CC. The project includes a freestanding commercial pad building with a dual drive-through lane. Primary uses allowed in the CC land use designation include retail stores and businesses selling a full range of goods and services and are further regulated by the Community Commercial zoning designation. The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of “fast-food with drive-through” uses adjacent to residential property, through the CUP process. As discussed below, the proposed use is consistent with the zoning designation; therefore, the proposed use is consistent with the General Plan and the DHCSP.

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

The property has a zoning designation of GC/SA-DH. A quick serve restaurant (QSR) with a drive-through use is permitted in GC/SA-DH zone district with approval of a CUP. The CUP allows the Planning Commission the opportunity to review the project’s compatibility with uses in the project area. The Zoning Ordinance standards relevant to the project are the requirements for approval of a CUP as discussed below.

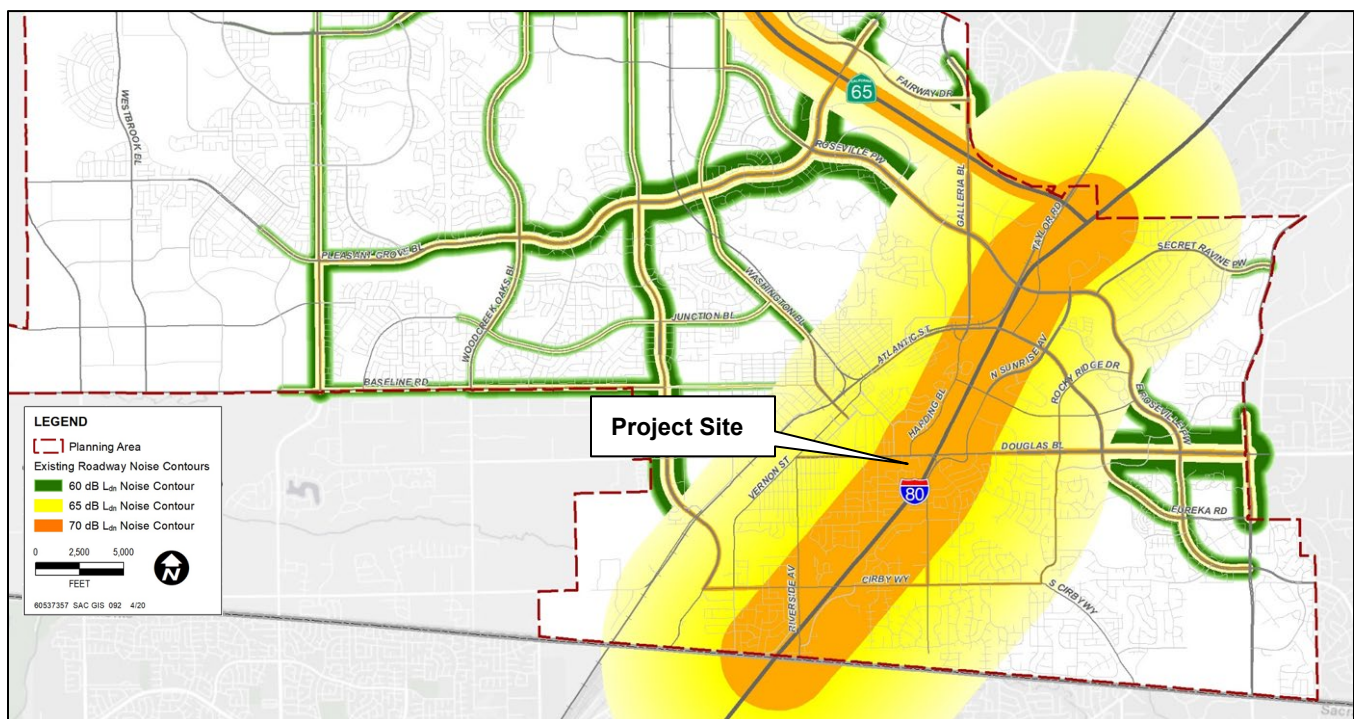
The Zoning Ordinance establishes off-street parking requirements for a QSR establishment with a drive-through. Based on the Zoning Ordinance, the parking requirement for the proposed use is (1) space per 100 square feet of area. Based on the parking requirement, a total of 31 parking stalls for the proposed Starbucks drive-through is required. The proposed new site configuration yields a total of 53 stalls. Based on the parking requirement and the proposed parking count, Starbucks complies with all applicable standards and requirements of the Zoning Ordinance.

### ***3. The location, size, design and operating characteristics of the proposed use or development is compatible with and shall not adversely affect or be materially detrimental to the health,***

***safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.***

The project site is located on a developed ±1.2-acre parcel. The site is developed with a ±3,970 square-foot standalone fast food eating establishment with a drive-through, surface parking, lighting, and landscaping improvements. The site is surrounded by S. Harding Boulevard to the north, an existing automotive business to the east, a vacant residential parcel and existing single-family dwelling units to the south, and a commercial shopping center to the west. In addition, Interstate 80 is also located in close proximity to the project site, and along with other nearby roadways, is the predominate noise source in the area (see Figure 2). Given the existing roadway noise and the fact the site has operated as a QSR for approximately 40 years, staff did not require the applicant to prepare a noise study.

**Figure 2: Existing Roadway Noise Contours**



As part of the site improvements and site layout changes, the applicant proposes to remove the existing drive-through menu speaker board and install a new one along the east building elevation. The new location of the drive-through menu speaker board will be approximately 300-feet from the nearest sensitive receptor to the south of the project site. Additionally, the existing soundwall along the southern property line will reduce any noise generated by the drive-through menu speaker board. Lastly, Starbucks’ proposes their business hours of operation to be from 7:00 a.m. until 10:00 p.m., daily. Starbucks hours of operation are consistent with the City’s Noise Ordinance and other similar coffee establishments within the City.

As part of the project review a traffic study (see Attachment 1) was completed for the project. The evaluation examined the existing weekday morning and evening peak-hours and the future traffic impacts of the project. For efficiency purposes, a summary of the traffic evaluation is provided in the DRP Modification Evaluation Section, found below. In summary, the evaluation concluded the additional project trips using the Douglas Boulevard/Harding Boulevard intersection will not adversely affect the delay or queuing at the intersection. Further, the project drive-through queuing capacity will not adversely affect any on- or off-site operations, any excess queuing to occur will be contained within the project site and will not interfere with the traffic flow on S. Harding Boulevard.

## **EVALUATION – DESIGN REVIEW PERMIT MODIFICATION**

The evaluation of the Design Review Permit Modification has been based on the applicable development and design standards within the City’s Zoning Ordinance, the General Plan, and the City’s Community Design Guidelines (CDG). Section 19.78.060(J) of the Zoning Ordinance requires two findings of fact be made in order to approve a Design Review Permit Modification. The required findings are listed below in **italicized, bold print** and are followed by an evaluation.

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

The original 1998 Design Review Permit (DRP) approval for the site allowed the demolition of the existing Burger King building, which was constructed in 1979. The DRP approval allowed the demolition and reconstruction of a new Burger King building with an indoor play area, and site improvements (e.g., landscaping, lighting, and parking). The building architecture incorporated concrete stucco with split-face wainscot and the indoor play area had large glass windows facing S. Harding Boulevard. The proposed modifications will remove the indoor play area and incorporate a modernized design with a new color palette. The new ±3,100-square-foot QSR with drive-through will incorporate a neutral color palette and materials which are consistent with Starbucks corporate brand. The following sections of evaluation focus on areas of interest.

**Site Plan:** The applicant proposes minor modifications to the site plan to accommodate the new dual drive-through lane and the smaller commercial building. Site changes include the removal of several angled parking stalls adjacent to the existing single drive-through lane to the east of the building. This space will accommodate the future dual drive-through lane. The project will also increase the landscape planters along the perimeter of the building and north of the future drive-through pick up window. Consistent with the Community Design Guidelines (CDG), the drive-through aisle exceeds the minimum 180-foot stacking distance measured from the pickup window and will provide approximately 340-feet of stacking. The new drive-through lanes will not conflict with the on-site parking or circulation. Additionally, consistent with the CDG the drive-through lane adjacent to S. Harding Boulevard will be screened with a landscape hedge that will help to screen the view of the vehicles within the drive-through. Lastly, the applicant will be required to provide a trash, organics, and recycling enclosure that meets current City standards. A condition of approval (COA #31) has been created to ensure the existing enclosure will meet current standards.

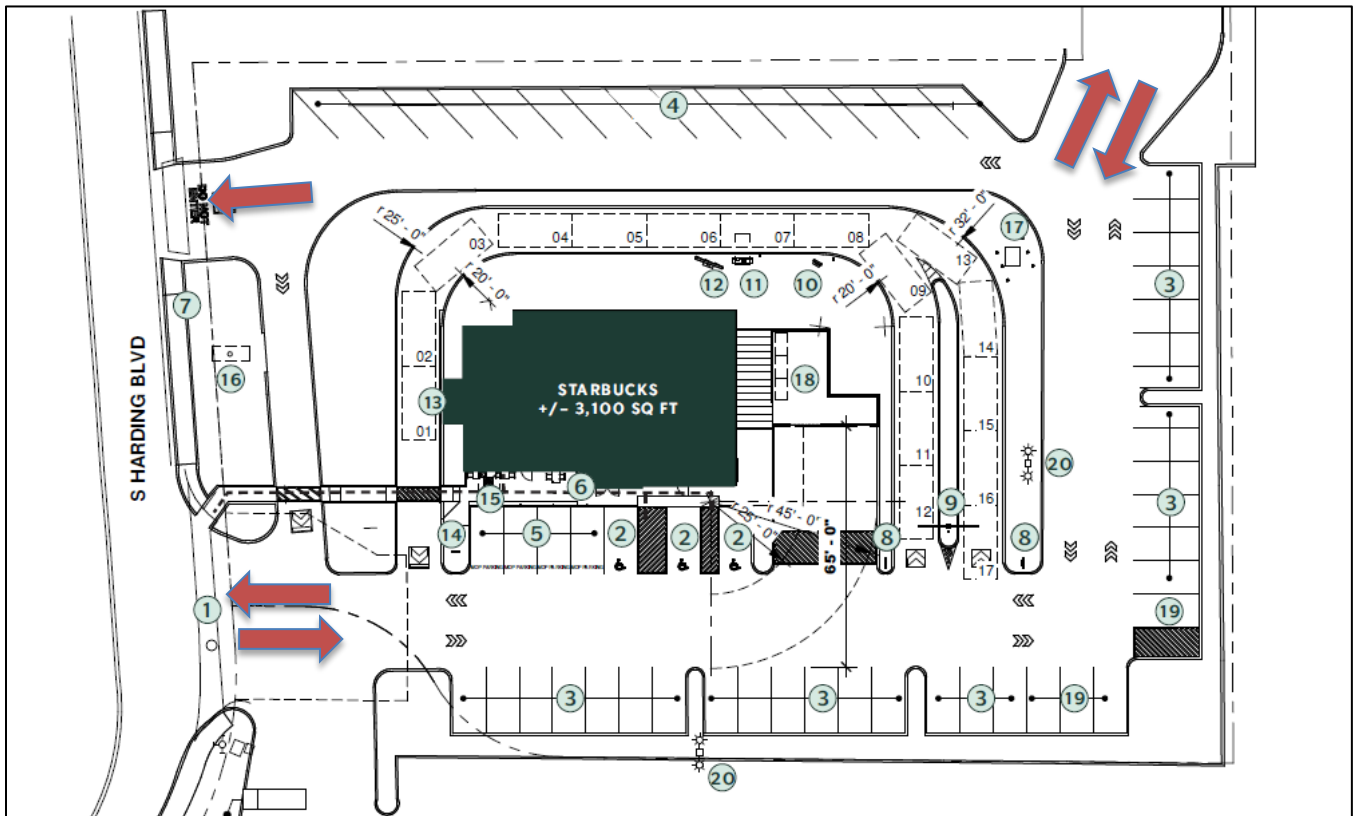
**Architecture:** The new commercial building introduces a new color palette and the addition of building materials that is consistent with Starbucks corporate brand. For example, the new color palette includes a light gray trim and taupe main building color. Fiber cement panels are included as accents on the building and will be a dark brown color. Figure 3 below illustrates the current and proposed front building elevations. Overall, the project building will reflect a modern architecture style consistent with the Starbucks corporate building design.

**Figure 3: Current and Proposed Front Building Elevations**



**Vehicle Access, Circulation, and Parking:** The property has frontage on S. Harding Boulevard, which is a two-lane roadway. Access to the site is provided by three (3) existing driveways, all of which are from S. Harding Boulevard. As illustrated in the site plan below (Figure 4), ingress and egress onto S. Harding Boulevard will occur along the north and east property lines. The third driveway along the northern property line will only allow egress onto S. Harding Boulevard and will have signage that reads “Do Not Enter”.

**Figure 4: Proposed Site Plan**

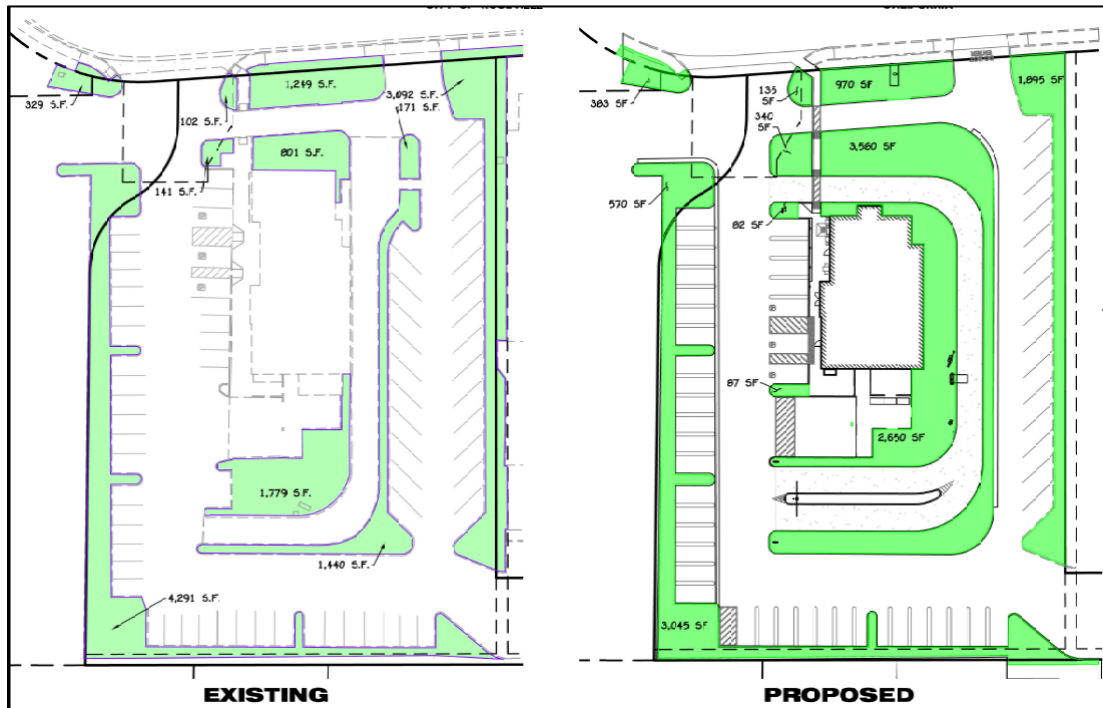


The project was reviewed by City Engineering and Fire Department staff and was found to comply with vehicle access and circulation standards and emergency circulation requirements. As discussed in the CUP section of this report, the project exceeds the Zoning Ordinance parking requirements, providing a total of 53 spaces. Consistent with the CDG, the site provides at least 340 feet, or 17 vehicle lengths of stacking distance measured from the pickup window.

As mentioned above, City Engineering Staff and the City's traffic consultant, Kimley-Horn, completed a short-term traffic and queuing analysis for the project. Based on the traffic evaluation, the addition of the project trips using the Douglas Boulevard and S. Harding Boulevard intersection will not adversely affect the delay or queuing at the intersection and it will not result in a discernable deterioration of operations. The short-term traffic study also reviewed the project drive-through stacking and concluded that vehicle queuing may exceed the dual drive-through capacity during peak times but will not effect on- or off-site operations. According to the study, should the vehicle que exceed capacity during peak hours, it is anticipated that a maximum of four (4) vehicles could potentially stack outside the drive-through lanes. Based on the analysis it is not expected that there will be any impact on traffic within the public right away, and vehicle queuing will only occur on the project site.

**Landscaping and Lighting:** The proposed project will maintain a majority of the existing landscaping on the site, as illustrated in Figure 5 below. The majority of the existing parking lot shade trees will remain, but the restriping of some parking spaces is proposed. As previously mentioned, the applicant proposes to install hedges all along the north building elevation to screen views of the drive-through lane and pickup window. The project will maintain 50% shading of the parking lot as required by the CDG. Parking lot lighting already exists for the site, but the applicant proposes to replace some of the light poles. All light poles will be required to have no glare onto adjacent properties as required by the CDG.

**Figure 5: Existing and Proposed Landscaping**



In summary, the proposed modifications are in substantial compliance with the intent of the original approval, and the modifications comply with the applicable goals, policies, and objectives of the Zoning Ordinance, the General Plan, and the CDG. As such, staff supports the project as outlined above.

### **PUBLIC OUTREACH**

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. Further, the applicant distributed project notices to all property owners within 300 feet of the project site. As a result of the early project outreach staff received two (2) inquiries from nearby commercial property owners. These owners were interested in reviewing the final site layout. No additional comments were received.

A notice of the public hearing was published in the Roseville Press Tribune on August 10, 2023 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

### **ENVIRONMENTAL DETERMINATION**

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

Consistent with this exemption, the proposed development is located within city limits on no more than five (5) acres and is consistent with the general plan designation and the zoning designation. The site has been previously graded and developed with a commercial use for over 40 years; therefore, the site does not contain habitat for endangered, rare, or threatened species. Further, a short-term traffic study was completed which found the project would not result in any significant effects on traffic. Additionally, the proposed use will not have a significant effect on noise due to the project location and given the existing roadway noise, as well as on air quality (due to minimum screening thresholds per the Placer County Air Pollution Control District (PCAPCD)), or water quality. Based on a review by the City's utility departments, the site can be adequately served by all required utilities and public services allocated to the site. Therefore, no further environmental review is required.

### **RECOMMENDATION**

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

1. Adopt the three (3) findings of fact and approve the **CONDITIONAL USE PERMIT – 111 S. HARDING BOULEVARD – DHCSP PCL DH-47 – STARBUCKS DRIVE-THROUGH – FILE #PL23-0055** subject to four (4) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the **DESIGN REVIEW PERMIT MODIFICATION – 111 S. HARDING BOULEVARD – DHCSP PCL DH-47 – STARBUCKS DRIVE-THROUGH – FILE #PL23-0055** subject to sixty-three (63) conditions of approval.

### **CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT, FILE #23-0055**

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **August 24, 2023** and if not effectuated shall expire on **August 24, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 24, 2026**. (Planning)
2. The project is approved as identified and shown in Exhibits A, and as conditioned or modified below. Any modifications to the operations shall require approval of a Conditional Use Permit Modification. (Planning)
3. The drive-through hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. to comply with the City's Noise Regulations standards. (Planning)
4. Operations shall be consistent with the City's Noise Regulation standards (Roseville Municipal Code Chapter 9.24). (Planning)

### **CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT MODIFICATION, FILE #23-0055**

1. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from **August 24, 2023** and if not effectuated shall expire on **August 24, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 24, 2026**. (Planning)
2. The project is approved as shown in Exhibits A and as conditioned or modified below. (Planning)

3. The project shall be addressed as 111 S. Harding Boulevard. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. 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)
5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

8. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
  - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
  - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
    - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
    - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
    - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
10. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
11. The project Landscape Plans shall comply with the following:
  - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
  - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
  - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
  - d. The landscape plan shall comply with the Landscape Guidelines for Douglas-Harding Corridor Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
  - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
  - f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
  - g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
13. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
14. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
15. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the

International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

16. 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 Development Services - Engineering 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 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).
22. 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)
23. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner’s expense, to the satisfaction of the City. (Engineering)
24. 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)

25. 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)
26. 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)
27. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
28. 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)
29. 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)
30. 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)
31. A trash enclosure, organics enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. The enclosure must meet the City of Roseville's latest standards and be satisfactory to Environmental Utilities - Refuse. The bins must be located at the entry to the enclosure for service. (Refuse)
32. 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)
33. 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)
34. 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
35. 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)
36. 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)
37. 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:**

38. 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)
39. 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)

40. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
41. 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)
42. 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)
43. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
44. **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)
45. 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)
46. 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)
47. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
48. 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)
49. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
50. 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)
51. 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)

52. 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)

53. 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:**

54. Signs shown on the elevations are not approved as part of the Design Review Permit Modification. A Sign Permit is required for all project signs. (Planning)

55. 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)

56. 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)

57. 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)

58. 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)

59. 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)

60. 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)

61. 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)

62. 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)

63. 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. Traffic Evaluation

#### **EXHIBITS**

- A. Plans

<p><b>Note to Applicant and/or Developer:</b> 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.</p>
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