

ITEM 6.1: **CONDITIONAL USE PERMIT MODIFICATION AND DESIGN REVIEW PERMIT MODIFICATION – 143 CLINTON AVENUE – INFILL PCL 30 – NEW PACIFIC SCHOOL – FILE # PL23-0075**

REQUEST

The applicant requests a Conditional Use Permit Modification and Design Review Permit Modification to allow the installation of (2) portable classroom buildings and ramps including landscape modifications as well as a modification to the distribution of students. The modification will allow an increase to 119 students on the 143 Clinton Ave. portion of the site and require a decrease to the maximum students allowed on the 202 Bonita St. portion of the site.

Applicant – Nicolas Wright, WMB Architects
Property Owner – LUNDQUIST ERIK B & LUNDQUIST TRACY TR

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 Conditional Use Permit Modification subject to six (6) conditions of approval.
2. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to forty-nine (49) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

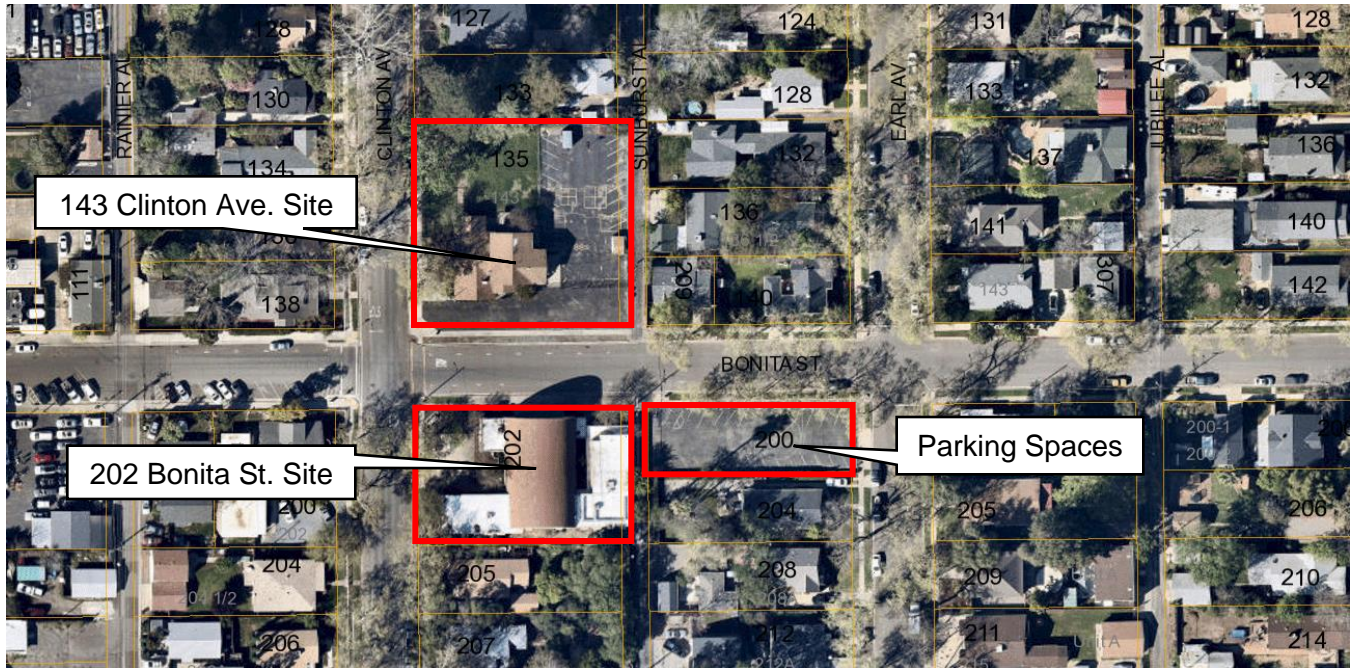
A neighborhood meeting was held for this item on June 20th. The concerns raised by neighbors are described in more detail in the Public Outreach section of this report. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located at 143 Clinton Ave., at the northeast corner with Bonita St., and is identified as Parcel 30 within the City's Infill Area. The subject parcel has a Low-Density Residential (LDR-5.2) General Plan land use designation and a Two-Family Residential (R2) zoning designation. The project also encompasses the building at 202 Bonita St. and a surface parking lot at 200 Earl Ave. The 202 Bonita St. building has operated as a private school since 1992, when Cornerstone Christian School received their first Special Use Permit (File #SUP 92-39). In 1998, the school expanded to the 143 Clinton Ave. building across the street (File #CUP 98-09), which had previously been a nursery. This approval increased the total students allowed on the site with a total of 200 students at the Bonita site and 80 students at the Clinton site. Following the end of the 2011-2012 school year, Cornerstone Christian School vacated both buildings and American Montessori Elementary (AME) received a CUP Modification to occupy just the 143 Clinton site (File #2012PL-066).

New Pacific School has operated within the parameters of the existing CUP for the last school year. The current request is for a modification to the CUP to review an expansion of the use of the 143 Clinton Ave. site to accommodate up to 119 students. A Design Review Permit Modification is also requested to review the site plan and elevations for two new portable buildings in the rear of the site that will accommodate up to 75 of those students.

Figure 1: Project Location



CONDITIONAL USE PERMIT MODIFICATION EVALUATION

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Conditional Use 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.

The intent of the original approval and subsequent modifications was to allow the use of the site as a school. The exact type and size of school has changed throughout the years since approval of the original permit in 1992. The largest scope approved was in 1998 with an expansion of up to 200 students at the 202 Bonita St. site (Bonita site) and 80 students in the existing structure at the 143 Clinton Ave. site (Clinton site) including grades K-12. Conditional Use Permits run with the land. Therefore, the school is allowed up to 280 students between the two sites. The modification request is to allow a redistribution of the number of students at each site. With the construction of the two modular buildings containing three classrooms, the capacity of the Clinton Ave. site increases by approximately 75 students (25 students per portable classroom). The existing approval allows for a total of 80 students in the existing Clinton building. Using the already approved capacity, and added capacity from the modular buildings, the site could theoretically now hold 155 students. However, the school only proposes to accommodate 44 students in the existing building rather than 80. Thus, the proposed total for the Clinton Ave. site is 119 students, which is substantially consistent with the original approval.

The maximum allowed student population across both sites remains at 280. Therefore, with a redistribution of students to the Clinton Ave. site, the Bonita site student capacity will need to be reduced from 200 to 161. In the current proposal, the Bonita site is planned to accommodate 60 students, which is 37% of the 161 allowed to reach the approved 280 students total between the two sites.

Hours of Operation

The previously approved hours of operation for the school site are academic school hours from 8:00 a.m. to 3:30 p.m. Monday through Friday and before and after school care and activities no earlier than 7 a.m. and no later than 10 p.m.

The New Pacific School proposes to operate the school day from 8:20 am to 2:40 pm, which is consistent with the previous approval. Before and after school care is proposed to be from 7:00 am to 8:20am and 2:40 pm to 6pm. This is consistent with the previous approvals. Per the previous approvals, after school parent and student functions such as orientation, open house, parent teacher conferences, plays, play practices, small group meetings and any other school related extracurricular activities may occur on any day, but shall not extend past 10:00 pm.

Based on the analysis above and as conditioned, staff finds the proposed CUP MOD for New Pacific School to be in substantial compliance with the existing use permit and conditions of approval.

2. The proposed modification complies with all applicable standards and requirements of this title, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable specific plan.

The original approvals evaluated the use against the General Plan and Zoning Ordinance requirements. Thus, those documents are used to evaluate the New Pacific School expansion below.

General Plan

The project site is located in a Low-Density Residential (LDR-5) General Plan land use category. The General Plan's listing of private schools as a secondary use (as opposed to a primary use) is an acknowledgement that private schools are normally associated with residential areas, but may require the discretionary review of the City to assure compatibility with the surrounding residential neighborhood. In the past, the proposed use has been found to be consistent with the General Plan, and the proposed modification will not change this finding.

Zoning Ordinance

The project site is in a Two-Family Residential (R2) zoning district. The City's Zoning Ordinance provides that private elementary and secondary schools may be operated in the R2 district upon approval of a Conditional use Permit. With the exception of the required parking and loading the Zoning Ordinance does not establish any specific development standards for operation of a private school in the R2 zoning district.

Parking

The Zoning Ordinance's parking requirement for schools is 2 spaces per classroom for elementary and junior high classes plus 60 lineal feet of loading area for every 100 students and 1 space per classroom for high school classes plus 1 for every 4 high school students. Currently, New Pacific School contains only grades K-8, so parking is only required on a per classroom basis for instructors. Parking is provided for instructors within a 26-space surface parking lot at 200 Earl Ave. to the east of the Bonita site. A parking table is included below to calculate the required and provided parking.

Table 1. Required Parking

Building	Classrooms	Ratio	Required
Existing Clinton Site	2	2 spaces /Classroom	4
Proposed Clinton Portables	3	2 spaces /Classroom	6
Bonita Site	2	2 spaces /Classroom	4
Total Required			14
Total Provided			26
Surplus Spaces			12

There is a surplus of 12 spaces provided for the proposed use, which is almost double the Zoning Ordinance requirement of 14 spaces. There is also street parking located along Clinton Ave. and Bonita St. directly adjacent to the school. Previous schools on-site have used the surface parking lot at 200 Earl Ave. as a part-time playground. New Pacific School does not propose to use the lot as a playground, therefore it will be available throughout the day for parking and for parents who wish to park and walk their children to class.

Loading and Unloading

The Zoning Ordinance also requires that the school provide a loading area 60 feet in length for every 100 students. Consistent with previous approvals, the total required loading area for the proposed school is 120 lineal feet. The 120 foot loading area for student drop off is provided within a driveway on the southern portion of the Clinton site. The proposed loading areas are in compliance with the Zoning Ordinance. The school has implemented pick-up and drop-off procedures, which are given to the parents of all students each year and enforced by the school throughout the year. Condition 5 has been included with states “New Pacific School will be required to establish and enforce a drop off and pick up procedure that maintains the flow of traffic and ensures the safety of their students while remaining sensitive to the surrounding residential use as it relates to traffic, parking and noise.”

As noted in this report, a CUP had been previously obtained for a school use and subject to approval of this CUP MOD will pertain specifically to New Pacific School. Consistency with the City’s Community Design Guidelines are reviewed in the Design Review Permit Modification section. Based on this information, staff finds that the proposed project is in compliance with the requirements and goals of the General Plan and Zoning Ordinance.

DESIGN REVIEW PERMIT MODIFICATION EVALUATION

Section 19.78.060J of the City of Roseville Zoning Ordinance requires that two findings be made prior to the approval of a 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 complies with all applicable standards and requirements of this title, with the applicable goals, policies, and objectives set forth in the General Plan, and the Community Design Guidelines.***

Site Plan

The applicant proposes modifications to the site plan to place two portable classrooms at the rear of the site in an existing play area. The classrooms are proposed in the northern portion of the site as

depicted in Figure 2. Also included in Figure 2 is a current aerial showing the existing layout of the school. The original use of the Clinton Ave. site was as a single-family home. Historic aerials show the existing parking lot was installed and the site has been used commercially since a least the early 1960s. Although the site is used commercially, it is located within a residential zone and therefore should retain the scale of development of a residential lot. The maximum lot coverage in the R2 zone is 40%. The Clinton Ave. site totals 22,500 sf. Therefore the maximum lot coverage would be 9,000 square feet. The existing building on-site encompasses 2,700 sf. The two portable classroom buildings total 2,360 sf. The total lot coverage with inclusion of the new buildings would be 5,060 sf, or 22.4% of the site.

The height of the portable classrooms is approximately 15 ft and will be setback 10 ft from the northern property line. The setback of the classrooms is consistent with the required setback of an accessory structure such as a detached garage of the same height, consistent with the residential character of the neighborhood.

Currently, the majority of children’s play time is conducted on the asphalt area. This will continue to be the play area with the addition of the portables. The location of portable classroom #2 will force play time to be located further south and reduce noise impacts to the residence to the north. Existing sand and lawn play areas are also proposed to be restored with the project.

Figure 2. Proposed Site Plan and 2023 Aerial Image



Parking

Parking is discussed in the Conditional Use Permit Modification evaluation. Parking provided will exceed the Zoning Ordinance requirement.

Elevations and Landscape

The portables will be painted to match the existing building on site with a green Kelly Moore wall color and darker Kelly Moore trim color. The buildings will have the narrower 24-foot elevation facing Clinton Avenue to reduce the visual impact from the public way. Additionally, Loropetalum ‘Purple Majesty’ screen plantings are proposed on the northern and western sides of the buildings. These are large evergreen shrubs that grow 6 to 8 feet tall and will soften views of the buildings from the street as well as the property to the north. The portable buildings are approximately 15 feet tall. Additional shrubs are proposed between the screen plantings and the public right of way to create a transition.

Figure 3. Building Front Elevations



Staff finds that the proposed changes to the site and building elevations are in substantial compliance with the original residential character of the property and that the changes made are in compliance with the City's requirements and standards. Therefore, as proposed and conditioned, staff supports the proposed modification.

CONCLUSION

Based on the analysis contained in this staff report and as conditioned, staff finds that the proposed project is consistent with the findings needed to approve the Conditional Use Permit Modification and Design Review Permit Modification and meets the requirements of the General Plan, Zoning Ordinance, and Community Design Guidelines; and therefore, the required findings to approve the entitlement can be made.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the use is in an urbanized area and the structures do not exceed 2,500 square feet.

PUBLIC OUTREACH

A neighborhood meeting was held for this project on June 20, 2023. The applicant hosted the meeting at the school and the architect for the project fielded questions. Six residents were in attendance. Concerns from residents included aesthetic impacts, pedestrian safety, vehicle traffic, parking, and noise.

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on July 13, 2023 and was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations.

In response to the notice, staff received two comment letters included as Attachments 1 and 2. The comments included concerns with the number of students, playground size, aesthetic character, street parking for residents, and safety related to traffic on Clinton Ave.

As discussed in the Conditional Use Permit Modification section, the size of the student population is consistent with the existing approvals for the site. New Pacific School proposes a total of 179 students, which is less than the 280 students approved for the site. There are no City standards for playground size per student population. The applicant believes the play area can accommodate the proposed student population. As discussed in the Design Review Permit Modification section, the proposed lot coverage, height, setback and elevations for the portable buildings are consistent with the residential

character of the R2 zone. As discussed in the Design Review Permit Modification section, the parking provided exceeds the required parking by almost double.

Traffic safety on Clinton Ave. was brought up in both letters. Traffic calming measures on existing streets are implemented by the City's Public Works department. Though the parking and loading is consistent or exceeds that provided with existing approvals, Planning staff conferred with the Public Works Department for any possible improvements to the adjacent intersection at Clinton Ave. and Bonita St. to improve safety. Public Works staff has completed multiple recent traffic studies in the area. Specific to Clinton Ave., a 2017 study found that speeds and average daily traffic on that street were consistent with city-wide averages. At that time, additional speed limit signs were installed. Public Works staff did suggest enhancements that would improve safety at the intersection including yellow crosswalks, upsized signs, and reflective stripes on the posts. The applicant agreed to incorporate these additional safety features. Staff included Condition 6 of the Conditional Use Permit Modification to require the applicant to work with Public Works to make these improvements.

RECOMMENDATION

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

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to six (6) conditions of approval.
2. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to forty-nine (49) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION (FILE # PL23-0075)

1. This Conditional Use Permit Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **July 27, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **July 27, 2025**. (Planning)
2. The operations are approved as shown in **Exhibit A** and as conditioned or modified below,
3. The Conditional Use Permit Modification shall be effectuated upon installation and occupancy of the portable buildings. (Planning)
4. The maximum number of students for 143 Clinton Ave. shall be 119. The maximum number of students for 202 Bonita St. shall be 161. (Planning)
5. New Pacific School will be required to establish and enforce a drop off and pick up procedure that maintains the flow of traffic and ensures the safety of their students while remaining sensitive to the surrounding residential use as it relates to traffic, parking and noise. (Planning)
6. New Pacific School shall install appropriate traffic improvements at the intersection of Clinton Ave. and Bonita St. including yellow crosswalk, upsized signs, and reflective stripes on the posts. These improvements shall be reviewed and approved by the City's Public Works Department. (Planning, Engineering, Public Works)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION (FILE # PL23-0075)

1. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from **July 27, 2023** and if not effectuated shall expire on **July 27, 2025**. Prior to said expiration date,

the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **July 27, 2026**. (Planning)

2. The project is approved as shown in **Exhibit B** and as conditioned or modified below. (Planning)
3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty. (Engineering, Environmental Utilities, Electric, Finance)
4. 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)
5. 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:

6. 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)
7. 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)
8. 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 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)
9. 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)
10. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
11. 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)
12. 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)
13. 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)
14. 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)
15. 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)
16. 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)
17. 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).
18. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to

the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

19. 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)
20. 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)
21. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
22. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
23. 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)
24. 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)
25. 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

26. 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)
27. 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)

28. 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:

29. 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)
30. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
31. 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)
32. 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)
33. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
34. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
35. 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)
36. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
37. 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)

38. 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)
39. 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)
40. 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:

41. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
42. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
43. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
44. 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)
45. 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)
46. 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)
47. 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)
48. 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)

49. 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)

ATTACHMENTS

- 1. Surmani Letter
- 2. Upham Letter

EXHIBIT

- A. Operations Plan
- B. Site Plan

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