

ITEM 6.1: Design Review Permit – 1721 Pleasant Grove Bl. – NRSP PCL WW-17 – Pleasant Grove Apartments – PL20-0154

REQUEST

The applicant requests approval of a Design Review Permit to approve a 98-unit affordable apartment complex with an administrative/community building, 191 parking spaces, landscaping, and other site amenities on NRSP Parcel WW-17.

Applicant—Matthew Kozina, Mercy Housing California
Owner—Mark Jenkins, Eskaton

SUMMARY RECOMMENDATION

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

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-six (76) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

Prior to staff report publication, Planning staff received one letter in opposition to the project (Attachment 2). The letter cited concerns regarding traffic and loss of open space. Staff also received one letter of support for the project. Both letters are discussed in the Public Outreach section of this report.

The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located on Parcel WW-17 of the North Roseville Specific Plan (NRSP), near the corner of Pleasant Grove Bl. and Sun City Bl. (see Figure 1). The parcel is bounded on the north by Pleasant Grove Bl. with single-family homes beyond, on the west by the Eskaton senior housing complex (File # 2007PL-131), on the south by open space, and on the east by vacant land zoned Public/Quasi Public. The subject parcel is designated High Density Residential 19.9 units per acre (HDR 19.9) and is zoned Multi-Family Housing/Special Area – North Roseville (R3/SA-NR).

With the adoption of the NRSP, large lot Parcel WW-17 was allocated a density of 13.9 dwelling units per acre. The 7.9-acre large lot parcel was designated for low-income senior/disabled rental housing, resulting in a 110 unit affordable obligation. In 2002, entitlements were approved (File # GPA 02-01, SPA 02-01, DAA 02-02) allowing the transfer of 37 affordable units from Eskaton Village Parcel EV-1 to Parcel WW-17. Transfer of the 37 units, plus the 110 unit affordable obligation already contained on Parcel WW-17, resulted in an affordable obligation of 147 low-income rental units for the parcel and a resulting density of 18.6 units per acre. The purpose of increasing the affordability requirement on Parcel WW-17 was to make the parcel more competitive in the federal grant funding process, namely the HUD Section 202 program.

On December 13, 2007, the Planning Commission approved a Design Review Permit and Tentative Parcel Map for the Eskaton Roseville Manor project (File #2007PL-131). This created two lots and allowed the construction of the 49-unit affordable senior housing complex on the westerly parcel (Lot 1). A total of 98 affordable units remained, to be developed at a later time with Lot 2.

The current project, Pleasant Grove Apartments, proposes the construction of the remaining 98 allocated affordable units on Lot 2 of the Eskaton Roseville Manor parcel map. The project includes two main apartment buildings, both three stories in height, and one single story clubhouse building. A total of 30 one bedroom units, 34 two bedroom units, and 34 three bedroom units are proposed, split between the two residential buildings. The site includes a total of 191 parking spaces, and also includes site amenities such as a playground, community garden, outdoor seating and lawn areas, as well as pedestrian pathways and landscaping. The proposed apartment complex is a principally permitted use on the site, and a Design Review Permit to evaluate the project design is requested.

Figure 1: Project Location



SITE INFORMATION

Location: 1721 Pleasant Grove Boulevard, North Roseville Specific Plan Parcel WW-17

Total Size: 4.9 acres

Topography and Setting: The site is undeveloped, and generally characterized by bare dirt and native grasses. There are no native oak trees, vernal pools, or seasonal wetlands on the site; however, the parcel is directly adjacent to an open space parcel (Parcel WW-85).

EVALUATION

The Design Review Permit evaluation of the project is based on the applicable development standards within the City's Zoning Ordinance and the design standards of the Community Design Guidelines. Section 19.78.60(B) of the City of Roseville Zoning Ordinance requires that four findings be made in order

to approve or conditionally approve a Design Review Permit. The four findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

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

The project site is undeveloped, and is generally characterized by bare dirt and native grasses. There are no native oak trees, vernal pools, or seasonal wetlands on the site. The parcel is directly adjacent to an open space parcel (Parcel WW-85). In order to make beneficial use of the site for development, the site will be graded to create level pads for the buildings, a drainage pattern which directs stormwater to the existing system, and finish boundary grades which can be appropriately tied in to the adjacent roads and other development. The preliminary grading plan has been evaluated by the Development Services Department, and conditions of approval are recommended to ensure compliance with City of Roseville Improvement Standards.

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

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

Access and Circulation

The CDG recommend projects be designed consistent with the City's Engineering Design Standards and Zoning Ordinance requirements. The proposed project includes two driveways to access the site along Pleasant Grove Bl. Both driveways are restricted to right-turn only movements due to an existing landscape median in Pleasant Grove Bl. The driveways connect to the internal roadway, with parking areas spread throughout the site (Site Plan, Figure 2). The driveway access and internal circulation has been reviewed by the Development Services divisions and were found to be consistent with standards.

The project also includes pedestrian connectivity throughout the site and to Pleasant Grove Bl. Sidewalks internal to the project connect the buildings and the on-site amenities. A meandering sidewalk along Pleasant Grove Bl. is shown consistent with the NRSP. An existing bus stop is located to the west of the site, in front of the existing Eskaton facility, providing nearby access to public transit. A pedestrian pathway along the western boundary of the project site provides a direct path to the bus stop. In addition, a Dial-a-Ride pick up location will be located at the proposed clubhouse. Seating for the Dial-a-Ride pickup will be available within the clubhouse, with clear visibility to the pickup area.

Figure 2: Site Plan



Landscaping and Open Space

The CDG recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, providing a minimum of 50% shading (based on 15-year maturity) over the parking spaces. The proposed landscaping plan is included in Exhibit B. The project includes landscape planters along the boundaries of the site, varying in width from six (6) to 13 feet wide along the west, east, and south property boundaries, with a 40 foot-wide landscaped setback along Pleasant Grove Bl. Large trees are included within the landscaping areas to provide shade on sidewalks and pathways. Selected species include London Plane, Bowhall Maple, Valley and Interior Live Oak, Chinese Pistache, and Green Vase Sawleaf Zelkova, and the proposed landscape plans show 60.3% parking lot shade coverage. The understory plants include a variety of shrubs and groundcover selected to provide a visually engaging streetscape and seasonal interest.

Additionally, the project includes open space areas within the site as recreational amenities. The site plan includes a community garden on the western edge of the site. A playground for site residents is centrally located on the project site, and several grassy lawn areas, as well as outdoor seating areas, provide additional outdoor amenities. These features are consistent with recommendations in the CDG for public spaces within a multi-family residential development.

Parking and Lighting

The project includes 191 parking spaces, which meets the City's requirements for 1.5 spaces per one bedroom unit, two spaces per two or more bedroom units, and one space per ten units for guest parking. A total of 30 one bedroom units, 34 two bedroom units, and 34 three bedroom units are proposed, split between the two residential buildings.

The project includes lighting standards for the parking areas, and the conditions of approval ensure that a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candles of lighting in the pedestrian walkways are provided. Light standards are required to be shielded to ensure that there is no off-site glare.

- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and is consistent with the applicable goals, policies and***

objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

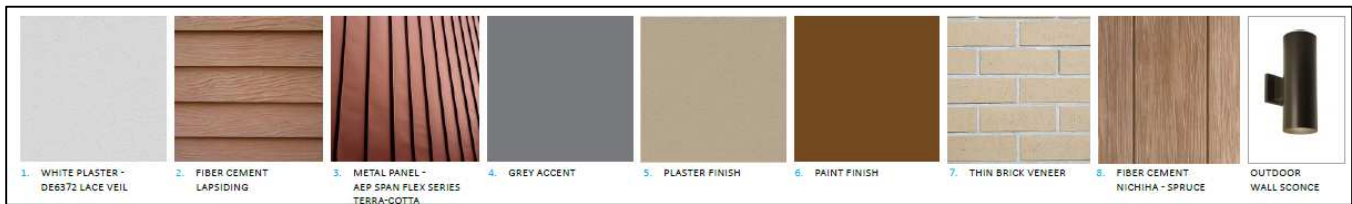
The City of Roseville Zoning Ordinance development standards for R3 zones establish a maximum building height of up to 45 feet. The project includes three story residential buildings, with an overall height of 35 feet, and the clubhouse is a single story building. The project complies with the required setback distances for the R3 zone and the 50% lot coverage limit.

The proposed buildings use a palate of warm earth tones and a rich variety of materials. Brick veneer wraps the base of the buildings, and includes a combination of cementitious siding and cement plaster to accentuate building forms on all three levels. A wood-look fiber cement siding is used to enhance the prominent gabled ends of the residential buildings (Figures 3 and 4). The roofing material is a terra-cotta colored metal paneling. The project design mixes sloped, gabled, and flat roof forms, as well as material breaks between levels and wall planes, to create a varied and interesting streetscape. The clubhouse, which is single-story and located interior to the project site, incorporates the same colors and materials as the residential buildings. The plan elevations are Exhibit E and the Architectural Renderings are included as Attachment 1. The elevations have been designed to include variation in colors, material, wall planes, and rooflines to create a visually interesting design that is compatible with the surrounding neighborhood and the CDG.

Figure 3: Building Rendering



Figure 4: Colors and Materials



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

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container, and be screened with landscaping. All other service equipment will be screened from public view, consistent with the conditions of approval.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations.

Two neighborhood outreach events were held by the applicant to share project plans and collect neighborhood feedback prior to the Planning Commission hearing. On March 5, 2021, the applicant held an in-person meeting at the Eskaton facility that neighbors the project site. Approximately 11 people were in attendance, and questions and comments primarily centered on the project design, the proposed community garden (which will function as a shared amenity with Eskaton) and other developments in the area. The Sun City Neighborhood Association held a virtual meeting on March 18, 2021. As this meeting was held after the publication of this staff report, a summary of this event will be provided by staff at the Planning Commission hearing.

A public notice of the Planning Commission hearing was published on March 12, 2021, and was distributed to all property owners within 300 feet of the project site. Two comment letters on the project were received prior to the publication of the staff report (Attachment 2). The first letter expressed concern about the traffic and loss of open space that would result from the development of the project. The second letter supported the project, citing the need for even more affordable housing in California. The second letter also suggested that the Commission require the project be deed-restricted as affordable housing in perpetuity (rather than for a limited term) and consider eliminating the fire station site adjacent to the property, as this might be a nuisance to the tenants. According to the Housing Division, the City has not historically required a property to be affordable in perpetuity, and the proposed project will be subject to an affordable housing agreement.

CONCLUSION

The proposed project is a principally permitted, 98-unit affordable housing that is consistent with the NRSP. The site design and architecture are compatible with the surrounding community and environment, and will provide a beneficial use of the site. Based on the analysis included in this staff report and as conditioned, the proposed project is consistent with the General Plan, NRSP, Zoning Ordinance, and CDG, and the required findings for the Design Review Permit can be made.

ENVIRONMENTAL DETERMINATION

The proposed project is statutorily exempt from environmental review pursuant to Section 15182 of the California Environmental Quality Act (CEQA) Guidelines, as a residential project pursuant to a Specific Plan. A project is eligible for this exemption if the public agency has prepared an EIR on a specific plan after January 1, 1980, and the criteria to require a subsequent or supplemental EIR are not met. The EIR for the North Roseville Specific Plan (SCH #96112014) was certified by the City Council on August 6, 1997. No significant changes to the site or new, potentially significant impacts have been identified that would require the preparation of a subsequent or supplemental EIR, and the proposed project is consistent with the previously completed analysis. A copy of the NRSP EIR is available for review in the Development Services – Planning Division at 311 Vernon St, as well as on the City of Roseville website.

RECOMMENDATION

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

- A. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit – 1721 Pleasant Grove Bl. – NRSP PCL WW-17 Pleasant Grove Apartments– PL20-0154** subject to seventy-six (76) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE #PL20-0154

1. The project is approved as shown in Exhibits A-F and as conditioned or modified below. (Planning)
2. This Design Review Permit approval shall be effectuated within a period of two (2) years from **March 25, 2021** and if not effectuated shall expire on **March 25, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 25, 2024**. (Planning)
3. The project shall comply with all required environmental mitigation identified in the North Roseville Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 1721 Pleasant Grove Bl.
5. All projects with multi-tenants or buildings shall submit a site plan and floor plans that include apartment numbering/addressing, upon initial Building Permit submittal for address approval. Please specify “Business Services – Addressing” on the submittal. The addressing plan can also be submitted to CityAddressing@roseville.ca.us. Please use the City of Roseville Addressing Guidelines when assigning apartment numbers. The Guidelines can be found here:

[https://cityofroseville.hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Business%20Services/Addr Guidelines Doc Final October18 2006.pdf](https://cityofroseville.hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Business%20Services/Addr%20Guidelines%20Final%20October18%202006.pdf)

(Business Services)
6. 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 SWPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

7. 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)
8. 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)
9. 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

10. 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)
11. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
12. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Planning Commission, including all conditions of approval. (Planning)
13. 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 lighting 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 North Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e) Landscaping adjacent to the open space 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 Department's "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 front 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)
14. 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)
15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
16. 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)
17. 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)
18. 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)

19. 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)
20. 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 Public Works prior to approval of any plans. (Engineering)
21. 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)
22. 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)
23. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering).
24. 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)
25. Provide Type A-7 driveway(s) per City of Roseville standard ST-22. (Engineering)
26. Provide right turn curb flare(s) per City of Roseville standard ST-24. (Engineering)
27. 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)

28. 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)
29. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
30. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
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, 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)
33. Improvement plans shall show the Open Space boundary (WW-85) and label it as a protected area. The Pre-Construction meeting shall address the presence of the Open Space, the sensitive habitats present and minimization of disturbance to the Open Space. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)
34. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Open Space. 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 Open Space. 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. 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)
39. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
40. 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 mains shall not exceed a depth of 12 feet below finished grade, unless authorized by these conditions of approval.
 - c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval.
41. 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)
42. 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)
43. 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)
44. 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)
45. An Affordable Rental Housing Agreement shall be executed prior to issue of building permits for Parcel WW-17. (Housing)
46. Affordable housing shall be provided as follows: 50% of the units for very low income households, 50% for low income households. (Housing)
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 AND 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 and as shown on the site plan, unless otherwise provided for in these conditions:
- a) Water, sewer, and reclaimed water easements.
 - b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
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. (Engineering, Environmental Utilities, Electric)
54. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
55. 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)

56. 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)
57. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
58. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
59. 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)
60. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
61. 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)
62. 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 too other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
63. 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)
64. 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

65. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
66. 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)
67. 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)
68. 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)

69. 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)
70. 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)
71. 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)
72. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)
73. 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)
74. 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)
75. 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)
76. 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 for each phase; and
- c) An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

Attachments

- 1. Architectural Renderings
- 2. Neighbor Letters

Exhibits

- A. Site Plan and Details
- B. Preliminary Landscape Plans
- C. Floor Plans and Sections
- D. Roof Plans
- E. Color Elevations and Materials
- F. Preliminary Civil Plans

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