

NORTHEAST ROSEVILLE SPECIFIC PLAN
MEDICAL CAMPUS COMPONENT

IMPLEMENTATION:

- i. All development within the Medical Campus land use designation shall be subject to the City of Roseville design review process and all other applicable City permit requirements. The project proponent shall work with the City of Roseville and the California Department of Health Care Access and Information (HCAI) to ensure that all City required conditions are implemented.
- ii. The following design standard shall apply:
 Setback:
 - a. From the ultimate back of curb of any adjacent existing or planned public roadway:
 - A minimum of 50 feet for buildings of two stories and less in height, and any parking, paved or enclosed areas. This setback requirement shall also apply to the four-level parking garage with rooftop parking located at the northeast corner of Eureka Road and Lead Hill Boulevard on the Kaiser Roseville Medical Campus site.
 - A minimum of 100 feet for that portion of any building three stories or more in height.
 - Ancillary right-turn lanes, bus turn-outs, and standard tapers are included into the required setback.
 - b. For the Roseville Community Hospital (EXHIBIT A) from the property line of any adjacent open space area:
 - Adjacent to the Unnamed Tributary Ravine to the South: A minimum of 25 feet for buildings of two stories or less in height, and any parking, paved or enclosed areas.
 - Adjacent or enclosed areas (excepting pedestrian or bike trails).
 - A minimum of 75 feet for that portion of any building three stories or more in height.
 - c. For Roseville Community Hospital (EXHIBIT A) from any remaining interior property line:
 - A minimum of 25 feet for any buildings, parking, paved or enclosed areas.

Lot Coverage - Shall be calculated as the square footage of the building footprint, exclusive of overhangs and balconies, and shall not exceed 35% of the gross square footage of the parcel upon which the building is being constructed.