



## **RFE ENGINEERING, INC**

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**Civil Engineers • Planners • Surveyors**  
**2260 Douglas Blvd., Suite 160**  
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**[www.RFEengineering.com](http://www.RFEengineering.com)**

February 8, 2022

Anna Quan, Assistant Planner  
City of Roseville Development Services Dept.  
311 Vernon Street  
Roseville, CA 95678

Re. 1623 Santa Clara Roseville Shared Parking and Parking Reduction  
(RFE Project No. 21-134)

Anna,

The proposed project at 1623 Santa Clara Drive in Roseville is requesting that the Periodontal suite be considered a low-traffic generating dental use. In addition, we request the acceptance of the proposal for using reciprocal parking. Please see below a description of the project as well as the aforementioned requests.

### **Project Description**

The proposed project involves the construction of a periodontic and two tenant suites for future medical/dental offices within one building on a lot approximately 0.88 acres in size. The lot has access to Santa Clara Drive to the east, north of which is the intersection of Douglas Boulevard and Santa Clara Drive. The property has a commercial development directly to the north and south and an apartment complex to the west. The project APN is 048-260-037. The development includes the construction of a commercial building along with concrete flatwork, drive aisles, and associated parking. Additional improvements will include landscaping and underground utilities. The preliminary site plan and floor plan for this project are attached as Exhibits A.1 and A.2.

### **Low-Traffic Generating Use**

As shown in the plan exhibits, the facility is intended to be a medical office building with a variety of parking demand because of the lower-traffic generating periodontal suite. We request that this building be considered a medical office building with 1:200 parking ratio per Roseville Municipal Code section 19.26.030. Justification for this is supported by the information below:

The proposed facility will be owned by Vasanthan Properties, the Periodontist that will occupy the proposed space. Currently, the Doctor's practice occupies an 1,800 square foot facility located at 1420 E Roseville Pkwy STE 230, Roseville, CA 95661. The existing Periodontal practice has been in operation at the current location for the past 9 years without alterations and no room to expand. The existing suite has 5 treatment rooms that includes 1 Hygienist operatory where a Hygienist operates only two days a week to support the surgery practice. See Exhibit B.1 for existing days and hours of operation with staff and patient loading per hour with maximum number of people at any given time. The service provider operational model is meant to be servicing more patients with the right number of staff – a maximum of 2 support staff per service provider in addition to the front desk staff for smooth



operation. The current operation is having to compensate for the lack of room and equipment with higher staff per patient given that the back of house operations are having to occur continuously.

The practice currently operates with 1 provider each day and is planned for 2 providers each day in the new facility. The front office has 3 people: A Scheduling coordinator who is in charge of scheduling patients, answering phones, and checking in patients when they arrive. A Benefits/insurance coordinator who is in charge of verifying insurance information and updating patients' charts. An Office manager who handles all the ordering of implants, surgical and office supplies and keeps up with accounting and handles payroll. This front office staffing will not change in the new facility. The back office currently has 4 support staff – all of whom can assist with procedures chair-side, set up and clean up rooms after each procedure and run instruments through the autoclave and prepare treatment plans for patients. Typically this back office operation can be performed by 2 assistants (2 assistants per provider) but given the restriction in number of operatories, imaging area, lab area and restrained sterilizing equipment, additional 2 staff are currently needed to make up for the lack of provisions.

The maximum number of patients and employees at any given time (on peak days) is 12, which occurs only on days when both the provider and the hygienist operate. On typical days, the maximum parking spaces needed currently rotates between 7 to 11. The hygienist works separately from the Periodontist in providing cleanings for the surgery patients. This is a support service only and the demand is limited to the surgery patients. Occasionally the hygienist may assist the Periodontist when the procedure involves deep cleaning/root planing. There are no peak hours as there are no walk-ins. All patients come in for scheduled appointments only. Given the restriction in space (only 5 ops) patients are having to come in multiple times to get some of the work done to complete the treatment. For example, the CT scan is in one of the Ops due to lack of space anywhere else. So, when the Op is occupied for a procedure, the patients who need to have a CT scan will need to be scheduled to return later. The same is true for Intra-oral 3D imaging and impressions for lab fabricated retainers to be used after procedures. Currently all constraints are managed through scheduling them for different visits making the patients return for extra visits beside treatment.

Most procedures typically run longer than typical dental clinics given the nature of the periodontal practice. See Exhibit B.2 for information on types of procedures.

The proposed periodontic portion of the new building will be approximately 5,460 square feet with a maximum 9 ops. Moving from 1,800 square feet to a larger suite (4,800 square feet of periodontal use with approximately 800 square feet of common shared office and circulation), the facility is not designed for a proportionate increase in staff or patient parking utilization. See Exhibit B.3 for a comparative summary. The primary reason for the space increase is a 40% increase in each new operatory specifically meant for surgeries and comfort of the patient and staff, and an overall increase of 61% in patient spaces without a proportionate increase in patient count. In essence, there is an increase of over 150% in patient treatment area with only an 80% increase in patient capacity. The new lobby and reception is made to be more luxurious with more leg room to relax surgery patients following a hospitality model of service with an increase of 200% in size without a relative increase in waiting seating. Moreover, the circulation area has increased by over 260% to accommodate dedicated staff circulation and an approximate 215% increase in storage space for dental and office supplies. An open office area to replace the shared lobby area in the old suite is also a part of the support spaces. Given the unique case mix of procedures explained separately, and the fact that "One provider can only treat one patient at a time" limits the physical number of procedures per day.



In the new location, given the availability of more treatment rooms (9 Ops), patients can be seen for extended appointment times to take care of multiple requirements such as imaging, scanning or lab based impressions with lesser staff than the current operation, which would essentially reduce patient visits and thereby lessen the utilization of the parking stalls at any given time. See attached Exhibit B.4 of the proposed facility's days and hours of operation with staff and patient loading per hour with maximum number of people at any given time. The new office is designed to have an enhanced patient experience, with more amenities than typical dental suites. See attached Exhibit B.3 of area and operational comparison of existing and new spaces.

The newer patient care operatories will allow for each Op to have a dedicated 3D radiographic imaging machine and intra-oral scanning stations. The bigger office will allow for 3D printers to be positioned in each room if needed in the future. The current office does not have a Lab and all lab related cases are sent out. The new office will have a "dedicated lab" which will allow for minimizing patient visits and simultaneous lab work to complete the process. There are additional amenities included for the staff as well. The staff will have a large lounge which the current office does not have, and there is a dedicated "open office area" which will be used for training during non-patient contact hours like in the evenings or a weekend once in 3 months. The new office will have a much larger sterilization space to allow for usage of 3 autoclaves and to have a dedicated instrument washer unit to be installed, all of which the current office is unable to have due to lack of space. The new office will also have room for washer and dryer units which will allow laundering of Dental Assistant lab coats and PPE which will be of significant help. The bigger office has more functional use, increased non-patient care space as well as large Ops and does not necessarily increase the personnel or increase the number of patients.

The maximum number of employees and patients within the periodontic facility at any given time will be 18. This is a worst case estimated need that is not practical as the hygienist serves only surgery patients and the demand is limited, and in case of overflow, the parking provided on-site and the adjacent reciprocal parking will satisfy this need. Per the architectural site plan attached, using 200 square feet per parking space sets a parking number of 27.3 for the periodontic office, which justifies the use as a Low Traffic Generating Medical Service. The new facility is being built to be a "Medical/Dental Complex" and we request the same exception to be considered for the entire facility. The adjacent suites may be occupied by other medical or dental office tenants given the proximity to the Kaiser Permanente Hospital. To summarize the parking reduction request, see below:

1. The proposed periodontic office will be considered a Low Traffic Generating Medical Service.
2. The office will be considered a medical office building which requires 1 space per 200 square feet.
3. The proposed occupant and Doctor states there will be a maximum of 18 people in the periodontic facility at one time. This is based on proposed ops and data from existing practice.
4. 18 parking spaces is 10 below the Low Traffic Generating Medical Service requirement for a 5,460 square foot building. This justifies the parking reduction.



### Reciprocal Parking

Overall parking need at 1:200 is 46 for the entire facility. The number of spaces provided on site is 38 with 8 additional spaces striped on the northern property as shown in Table 1. Overflow parking is not affected between the 3 properties that are connected by the attached CC&R's (Exhibit C.1 and C.5). The northern property has sufficient parking to meet their parking needs without the newly striped spaces. Moreover, the current use of the northern parking lot is very minimal (approximately 4-5 cars per hour) (See exhibit C.2). The parking required for the southern property is 33 and 40 spaces are currently provided (See Exhibit C.4). The current CC&R's for the property include a declaration that permits reciprocal parking for all of the properties in this commercial complex. This declaration includes language stating that "this Declaration shall run with the land, and shall be binding upon all of its heirs, successors and assigns." This declaration from the CC&R's is attached (See Exhibit C.1). This justifies the ability to count reciprocal parking for the total number of spaces for the building. The property to the north currently is required to have 29.14 spaces per the code and have provided 29 striped spaces on-site (See Exhibit C.2). This project will stripe 8 parking spaces to the north as needed to make the required parking count. This has been agreed upon with the adjacent property owner and an Owner affidavit has been provided (See Exhibit C.3). The property to the south is required to have 33 spaces per the code and has 40 spaces on site. These calculations and exhibits are attached (See Exhibit C.4). Additionally, the Infill Project Review Meeting done by the City of Roseville dated May 18, 2021 requires that a Reciprocal Access Easement be recorded for "adjoined properties that share driveway access to their sites." The proposed site plan indicates that both access points to Santa Clara Drive will be shared by the properties to the north and south. This shows that the three properties will be treated as a commercial complex that is also supported by the City of Roseville. An exhibit showing all three properties and traffic circulation is attached (See Exhibit C.5). Additionally, parking summaries can be seen in Table 1 and 2 below.

**Table 1: Site Parking Summary**

Site	Required Parking Spaces (based on 1:200 ratio for project site)	Parking Provided On-Site	Additional Parking Spaces Above Requirement	Total Parking Available to Project
Project Site	46	<u>38</u>	0	<u>53</u>
1681 Santa Clara Drive (North)	29	29	<u>8*</u>	
1613 Santa Clara Drive (South)	33	40	<u>7</u>	

\*8 spaces to be striped on Northern property as a part of this project.


**Table 2: Adjacent Property Parking Summary**

Site	Building Square Footage	Tenant Name	Use	Total Parking Spaces Provided
1681 Santa Clara Drive (North)	8,757	Galleria Vape and Smoke	Retail	29 striped, 8 to be striped as a part of this project
1613 Santa Clara Drive (South)	8,268	Interwest Consulting Group	Office	40

See a summary of the reciprocal parking justification below:

1. Current CC&R's permit reciprocal parking between the project site property and the two adjoining properties.
2. The northern and southern properties have excess parking spaces per municipal code requirements that can be shared with the proposed project.
3. The City of Roseville requires Reciprocal Access Easements be provided for shared driveway access, justifying the three properties as a commercial complex.

Attachments:

- 1) CC&R's, Exhibit C.1
- 2) Northern Property Parking Information and Map, Exhibit C.2
- 3) Northern Property Owner Affidavit, Exhibit C.3
- 4) Southern Property Parking Information and Map, Exhibit C.4
- 5) Traffic Flow/Parking Exhibit, Exhibit C.5

Please review the information and attachments presented and provide feedback. Please call or email if you have any questions or clarification items.

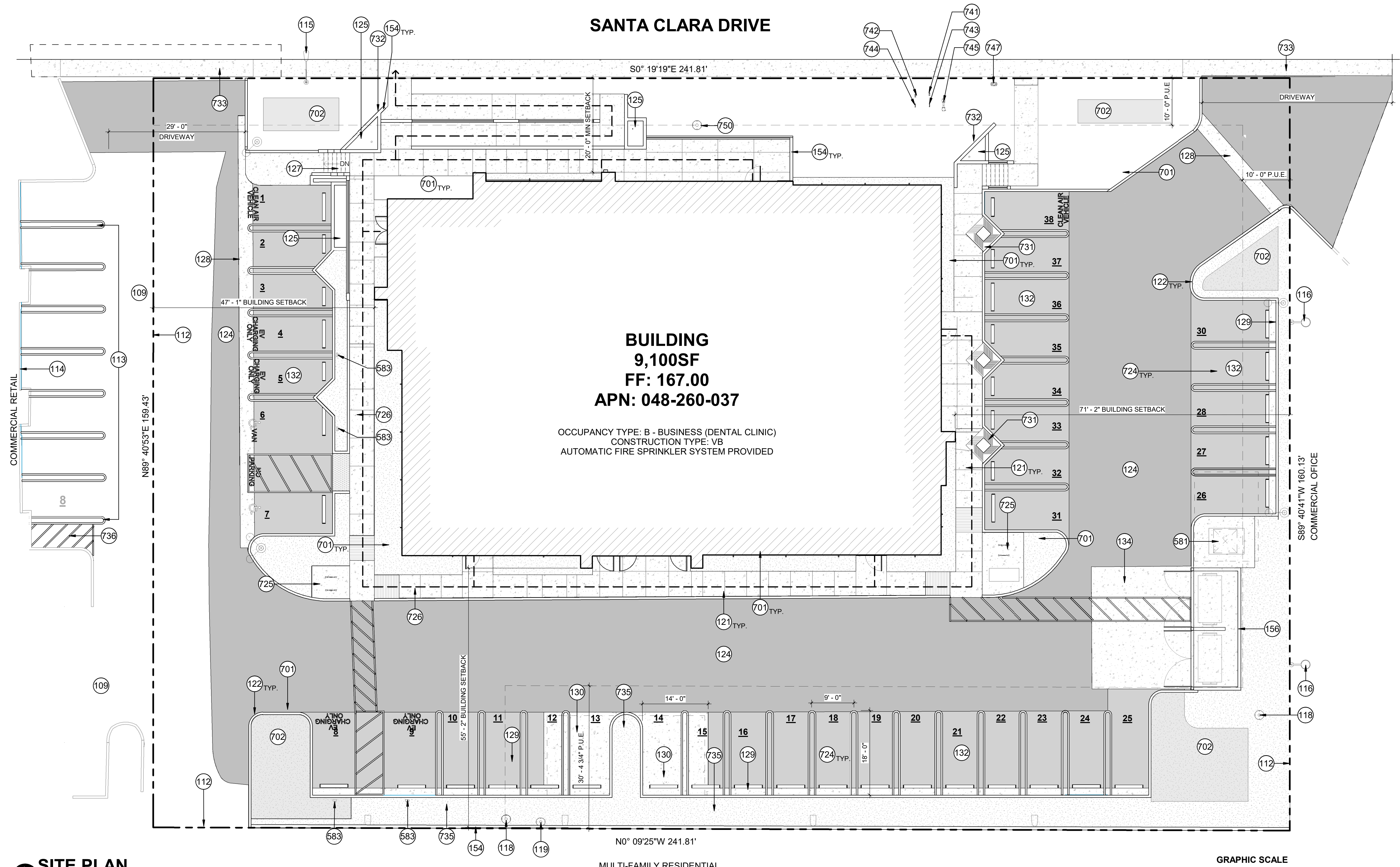
Sincerely,

**RFE Engineering, Inc.**

Michael Wilson, P.E.  
Project Engineer

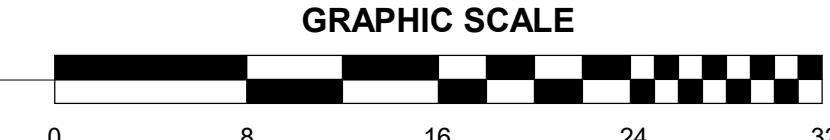
NOT FOR CONSTRUCTION

VASANTHAN PROPERTIES LLC  
**ROSEVILLE PERIO DENTAL CLINIC**  
1623 SANTA CLARA DRIVE  
ROSEVILLE, CA 95661



**BUILDING**  
**9,100SF**  
**FF: 167.00**  
**APN: 048-260-037**  
OCCUPANCY TYPE: B - BUSINESS (DENTAL CLINIC)  
CONSTRUCTION TYPE: VB  
AUTOMATIC FIRE SPRINKLER SYSTEM PROVIDED

**SITE PLAN**  
3/32" = 1'-0"



#	VEHICLE PARKING	ADA VEHICLE PARKING	CLEAN AIR VEHICLE PARKING	EV CHARGING PARKING	SHORT TERM BICYCLE PARKING	LONG TERM BICYCLE PARKING
REQUIRED	46	2	2**	4	6	2
PROVIDED	38+8*	2	2**	4	8	2

\* PER RECIPROCAL PARKING AGREEMENT, 8 SPACES FROM ADJACENT PROPERTY USED IN COUNT. SEE PARKING STUDY.  
\*\* REQUIRED CLEAN AIR VEHICLE PARKING SPACES TOTAL 6 FOR THE SITE, 4 OF THESE ARE ELECTRIC VEHICLE CHARGING SPACES.

- KEYNOTE LEGEND**
- 109 EXISTING PAVEMENT
  - 112 PROPERTY LINE
  - 113 EXISTING PARKING SPACES TO BE SHARED AND RE-STRIPED
  - 114 EXISTING CONCRETE CURB
  - 115 EXISTING STREET LIGHT
  - 116 EXISTING LIGHT POLE
  - 118 EXISTING SANITARY SEWER MAINTENANCE HOLE
  - 119 EXISTING STORM DRAIN MAINTENANCE HOLE
  - 121 CONCRETE SIDEWALK
  - 122 CONCRETE CURB
  - 124 NEW ASPHALT PAVING
  - 125 RAISED CONCRETE PLANTER
  - 127 CONCRETE ACCESS STAIRS

- KEYNOTE LEGEND**
- 128 CONCRETE VALLEY GUTTER
  - 129 CONCRETE CURB AND GUTTER
  - 130 UNREINFORCED 7" PERVIOUS CONCRETE WITH 8.5" THICKENED EDGE OVER SINGLE LAYER OF BIAXIAL GEOGRID
  - 132 ASPHALT PARKING AREA PAVEMENT
  - 134 CONCRETE APRON AT REFUSE ENCLOSURE - SEE CIVIL
  - 154 GROUND FACE WHITE MASONRY SITE WALL
  - 156 MASONRY REFUSE BIN ENCLOSURE - 6' - 0" HEIGHT ABOVE PARKING SURFACE
  - 581 TRANSFORMER ON CONCRETE PAD
  - 583 CAR CHARGING STATION
  - 701 PLANTING AREA
  - 702 BIORETENTION INFILTRATION PLANTER
  - 724 PARKING STALLS

- KEYNOTE LEGEND**
- 725 CONCRETE SIDEWALK AND BICYCLE RACKS (2) ICONIC BIKE RACKS
  - 726 ACCESSIBLE PATH OF TRAVEL
  - 731 ADA COMPLIANT TREE GRATE
  - 732 MONUMENT SIGN
  - 733 CONCRETE DRIVEWAY PER ROSEVILLE CITY REQUIREMENTS
  - 735 WOOD CHIP GROUND COVER
  - 736 PARKING LOT STRIPING - SEE CIVIL
  - 741 WATER METER
  - 742 IRRIGATION WATER METER
  - 743 BACKFLOW PREVENTER
  - 744 IRRIGATION BACKFLOW PREVENTER
  - 745 DOUBLE CHECK DETECTOR
  - 747 FIRE HYDRANT
  - 750 SANITARY SEWER MANHOLE

**REVISIONS**

No.	Description	Date

DESIGN DEVELOPMENT  
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DWL ARCHITECTS + PLANNERS, INC.

KEY:

SHEET TITLE:  
**ARCHITECTURAL SITE PLAN**

SHEET NUMBER:  
**A020**

DRAWN BY: TC	REVIEWED BY: AR
DATE: 01/28/2022	PROJECT NUMBER: 2116.01

**KEYNOTE LEGEND**

- 301 OFFICE WORKSTATION
- 303 REFRIGERATOR
- 304 TV SCREEN
- 305 OFFICE PRINTER
- 306 COFFEE MAKER
- 307 WASHER/ DRYER (STACKED) - OFOI
- 308 STANDARD DENTAL EQUIPMENT PACKAGE - OFOI
- 331 SQUARE SIDE TABLE
- 332 LOUNGE SEATING
- 333 OFFICE CHAIR
- 334 LOUNGE SEATING - COUCH
- 335 CONFERENCE TABLE & SEATING
- 337 SECURE SHRED BIN
- 501 FIRE EXTINGUISHER CABINET
- 502 FIRE INLET CONNECTION. SEE FIRE PROTECTION

REVISIONS

No.	Description	Date

DESIGN  
DEVELOPMENT

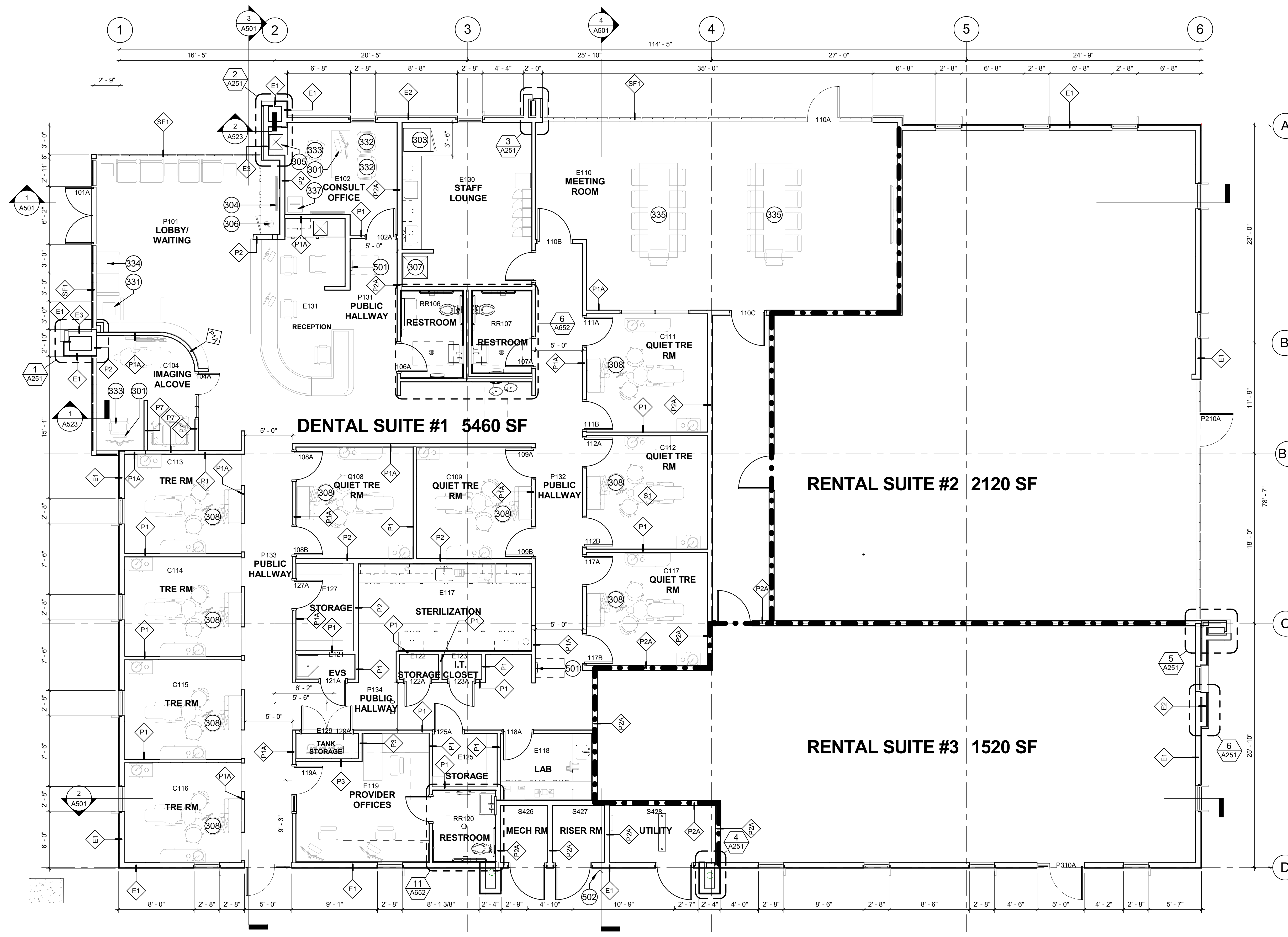
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DWL ARCHITECTS + PLANNERS, INC.

KEY:

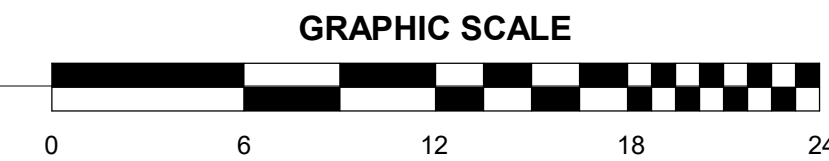
SHEET TITLE  
**OVERALL FLOOR PLAN**

SHEET NUMBER  
**A201**

DRAWN BY: TC	REVIEWED BY: AR
DATE: 01/28/2022	PROJECT NUMBER: 2116.01



**OVERALL FLOOR PLAN**  
3/16" = 1'-0"



**FLOOR PLAN NOTES**

1. ALL KEYNOTES DENOTE NEW CONSTRUCTION UNLESS NOTED OTHERWISE.
2. CONTROL DIMENSIONS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
  - CENTERLINE OF GRID AT COLUMNS
  - FACE OF MASONRY AT CMU WALLS
  - FACE OF FINISH AT EXTERIOR SIDE OF EXTERIOR WALLS. DIMENSION DOES NOT INCLUDE SILL OR HEAD PROJECTIONS AT OPENINGS
  - FACE OF STUD AT INTERIOR SIDE OF EXTERIOR WALLS.
  - CENTERLINE OF STUD AT INTERIOR PARTITION AND FURRING WALLS.
  - CENTERLINE OF INTERIOR CONCRETE WALLS
  - CENTERLINE OF WINDOWS AND DOORS FROM WALLS AND GRIDLINES.
  - CENTERLINE OF MULLIONS IN STOREFRONT AND CURTAINWALL SYSTEMS.
3. DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED ON WALLS OR OFFSET WITH 4" CLEAR BETWEEN EDGE OF DOOR AND FACE OF PERPENDICULAR STUD WALL.
4. FOR ACOUSTIC AND PRIVACY PURPOSES, ALL INTERIOR PARTITION WALLS AND INSULATION (INCLUDING PLUMBING CHASES) SHALL EXTEND TO UNDERSIDE OF DECK ABOVE UNLESS NOTED OTHERWISE.

Roseville Perio Dental Facility - Existing Operations Based on Actual Data (Peak and Average)

Days	Hours	Staff	Staff Category	Customers / hour	Customers/Day	Procedures	Regular patients	Hygiene Patients	Comments	Max Parking Occupied at any given time
Monday	8:00 - 5:00	5	Doctors: 1, Front: 2, Back: 2	1 or 2	6 average and 10 maximum	2	3		Provider: performing 2-3 procedures, and seeing new patients and follow ups.	7
Tuesday	8:00 - 5:00	9	Doctors: 1 Front 3, Back 4, Hygienist: 1	2 or 3	8 average and 12maximum	2	3	7	Provider does 2 procedures and new patients and follow ups with a total of 8 Patients for the day. Hygenist will see 6-7 of the Surgery patients per day (these are not new patients).	12
Wednesday	8:00 - 5:00	8	Doctors: 1 Front 3, Back 4	2 or 3	8 average and 12maximum	3	4		Provider does 3 procedures and new patients and follow ups with a total of 12 Patients for the day.	11
Thursday	8:00 - 5:00	8	Doctors: 1 Front 3, Back 4,	2 or 3	8 average and 12 maximum	3	4		Provider does 3 procedures and new patients and follow ups with a total of 12 Patients for the day.	11
Friday	8:00 - 5:00	6	Doctors: 1, Front: 2, Back: 2 Hygienist: 1	1 or 2	6 average and 10 maximum	2	2	7	Provider does 2 procedures and new patients and follow ups with a total of 8 Patients for the day. Hygenist will see 6-7 of the Surgery patients per day (these are not new patients).	8

Procedure	Estimated Time
<p>Note: Every day is a mix of procedures, and the number of patients and time is determined primarily by the scheduling staff but sometimes determined by the nature and difficulty of the procedures.</p>	
<p>New Patient Visit</p>	<p>Usually <b>1-1.5</b> hours based on the complexity of the problem, cases may take a up to <b>2 hrs.</b></p>
<p>Start of Procedure (All procedure patients will have this to get started):</p>	<p>Usually takes <b>15 to 20 minutes</b></p>
<p>Periodontal Procedures:</p>	<p>This procedure if done as a quadrant takes 1.5 hours and if done as a half mode, it takes about <b>2.5 hours.</b></p>
<p>Gum Grafting:</p>	<p>Based on the number of teeth to be treated this procedure can usually take <b>1.5 the 2.5 hours</b></p>
<p>Extraction with bone grafting:</p>	<p>This procedure usually takes <b>1 hour.</b> If there are multiple implants to be placed this can take <b>2.5 to 3 hours.</b></p>
<p>Dental implants:</p>	<p>This procedure usually takes <b>1 hour.</b> If there are multiple teeth to be extracted and bone grafting to be done this procedure can take <b>2.5 to 3 hours.</b></p>
<p>Extraction with simultaneous implant surgery:</p>	<p>Depending on the location, this procedure usually takes <b>1.5 - 2 Hours.</b> If there are more, this it can take <b>up to 3 - 4 hours</b> if many need to be placed.</p>
<p>Sinus lift /augmentation:</p>	<p>This procedure usually takes <b>2 to 2.5 hours.</b></p>
<p>Miscellaneous Procedures:</p>	<p>there are multiple other procedures that are done on and off that usually take <b>1 hour.</b></p>
<p>Stitch removal and follow-up visits:</p>	<p>These visits usually take <b>30 minutes.</b></p>
<p></p>	<p></p>
<p><b>Average Visit:</b></p>	<p>An average visit for a patient with the periodontist can last from <b>1 to 2.5 hours</b> for procedures and <b>1 to 1.5 hours</b> for a new patient visit.</p>

Space	Existing (SF)		New (SF)	% Increase	Remarks
Average area of each treatment room	109		156	43%	New ops planned for more staff and patient space
Total area of treatment rooms	546		1,403	157%	<b>157% higher there has only been an increase of 80% of actual rooms - See chart below</b>
Waiting/ Lobby	121		361	198%	A larger waiting is provided for a hospitality feel for patients
Reception	261		124	-52%	Separate Manager's office added
Storage (includes tank storage)	30		95	217%	Increased storage throughout
Break Room	98		237	142%	Larger breakroom with lockers and lunch seating area
Restrooms	113		152	35%	Three restrooms proposed
Lab/ Sterilization	140		253	81%	Increase lab and sterilization space
Area of office space	125		171	37%	Larger office
Imaging	-		126		New Space
Manager's office	-		87		New Manager moved from Reception to separate office
Consult	-		131		New consult space
EVS	-		16		New janitorial space
Area of Building Core Mech/ Fire/ Elec	-		173		Building Core
Team room	-		719		New Team room
Area of circulation	360		1,412	292%	Increased staff only circulation
<b>Perio Suite</b>	<b>1,794</b>		<b>5,460</b>		
TENANT SUITE #3-Shell			1,520		Development not a part of current project
TENANT SUITE #2-Shell			2,120		Development not a part of current project
<b>Total Building Area</b>			<b>9,100</b>		
Description	Existing		Proposed	% Increase	Remarks
Number of treatment rooms	5		9	80%	Capacity increase
Average Number of staff and Patients Parking per Hour	10		14	40%	See attached Existing and Proposed Parking charts. Capacity increase is 50% patient/ staff increase
Max Number of staff and Patents Parking Patients per hour	12		18	50%	See attached Existing and Proposed Parking charts. Capacity increase higher than patient/ staff increase
Patient Areas	667		1,764	164%	Space increase
Staff & Support Areas	767		2,111	175%	Space increase
Circulation/ Core/ walls	360		1,585	340%	Space increase
<b>Perio Suite</b>	<b>1,806</b>		<b>5,478</b>	<b>203%</b>	

Days	Hours	Staff	Staff Category	Customers/ hour	Customers/D ay	Procedure Patients	Regular Patients	Hygiene Patients	Comments	Parking Occupied at any given time
Monday to Friday	8:00 - 5:00	10	Doctors: 2, Front: 3, Back: 4, Hygienist: 1	3 or 4	15 to 16 average and 17 - 18 maximum	3 or 4	4 or 5	6 or 7	Every Provider sees only 1 patient at a time. Each Dr will see 4 patients on average for the day, 6 patients max. Hygienist will see 6 patients average and 7 patients max per day	13 - 14 average and 16 - 18 maximum

City of Roseville  
Nov 1 10 21 AM '82

DECLARATION OF CONDITIONS, COVENANTS,  
AND RESTRICTIONS FOR VEHICULAR ACCESS AND PARKING

GAY TRUMBLY  
PLACER CO RECORDER  
This Declaration is made this 1st day October,  
1982, by Benstead & Rispoli, a General Partnership, here-  
after referred to as "Declarant".

39076  
1.00

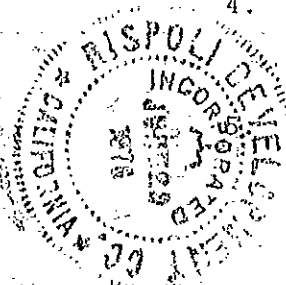
Declarant is the owner of certain real property in the City  
of Roseville, County of Placer, California. Said property is more par-  
ticularly described on Exhibit "A" hereto, which is incorporated herein  
by this reference.

Declarant wishes to establish permanent, mutual, reciprocal  
parking and vehicular access easements for the benefit of said property:

1. Said property is hereby subjected to mutual, reciprocal parking and access easements as shown on Exhibit "B" hereto, which is incorporated herein by this reference.
2. Said easements shall allow the licensees and invitees of any parcel of land, now existing or hereafter created, which is affected by this Declaration to travel onto and park upon any other such parcel. The easement as shown on Exhibit "B" shall be utilized for vehicular or pedestrian ingress and egress and parking.
3. It is the intention of Declarant that this Declaration shall run with the land, and shall be binding upon all of its heirs, successors and assigns.
4. No buildings, structures, or other improvements shall be placed upon the easement area so as to defeat its use for parking and access.

This Declaration may not be amended without the prior written consent of the City of Roseville.

This Declaration has been executed on the date written above.



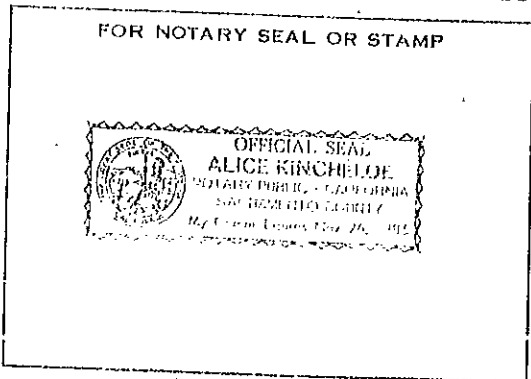
BENSTEAD and RISPOLI DEVELOPMENT CO.,  
a General Partnership  
RISPOLI DEVELOPMENT COMPANY, INC.,  
a California corporation

By: Robert J. Rispoli  
Robert J. Rispoli, President  
BENSTEAD DEVELOPMENT COMPANY, INC., a  
California corporation  
By: Richard D. Benstead  
Richard D. Benstead, President

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STATE OF CALIFORNIA  
COUNTY OF Sacramento } ss  
On October 1, 1982 before me, the undersigned,  
a Notary Public in and for said County and State, personally  
appeared Robert J. Rispoli known to me to be the  
President, and Richard D. Benstead known  
to me to be the Secretary of Rispoli  
Development Company, Inc., the corporation that  
executed the within instrument and known to me to be the persons  
who executed the within instrument on behalf of said corporation,  
said corporation being known to me to be one of the partners of  
Benstead and Rispoli Development Co., the  
partnership that executed the within instrument, and acknowledged  
to me that such corporation executed the same as such partner  
and that such partnership executed the same.

Alice Kincheide





## EXHIBIT A

PARCEL ONE

That portion of lot 2 of the Northwest quarter of Section 7, Township 10, North, Range 7 East, MDB&M, in the City of Roseville, described as follows:

Beginning at the Northwest corner of said Section; thence Southerly, along the Westerly line of said Section 520 feet to the true point of beginning; thence Easterly, parallel with the Northerly line of said Section 435.6 feet; thence Southerly and parallel with the Westerly line of said Section 250 feet; thence Westerly and parallel with the Northerly line, 435.6 feet to a point on the West line of said Section; thence Northerly along the West line of said Section 250, feet to the true point of beginning.

PARCEL TWO

All that portion of the Northwest quarter of Section 7, Township 10 North, Range 7 East, Mount Diablo Base and Meridian, in the City of Roseville, according to the official plat thereof, described as follows:

Beginning at a point on the West line of said Section 7 distant South  $0^{\circ}09'25''$  East 44.76 feet from the Northwest corner of said Section 7, said point also being on the South line of Rocky Ridge Road, a public street, as described in that certain deed to County of Placer recorded April 23, 1957 in Book 730 of Official Records of Placer County at page 524; thence from said point of beginning along the South line of said Rocky Ridge Road from a tangent that bears North  $88^{\circ}47'11''$  East along the arc of a curve to the right with a radius of 49,950 feet through a central angle of  $0^{\circ}20'10''$  an arc length of 293.28 feet (the chord of which curve bears North  $38^{\circ}57'15''$  East 293.28 feet); thence South  $87^{\circ}53'46''$  East 141.23 feet; thence leaving said road South  $0^{\circ}19'19''$  East 472.63 feet to the Northeast corner of Bushnell's property as described in that certain deed recorded May 17, 1963 in Book 964 of Official Records of Placer County at page 266; thence along the North line of said Bushnell's property South  $89^{\circ}40'41''$  West 435.60 feet to a point on the West line of said Section 7; thence North  $0^{\circ}09'25''$  West 475.24 feet to the point of beginning.

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## Property Report



Assessor's Parcel Number: 048-260-036-000

05/18/2021

Situs Address

1720 DOUGLAS BL

ROSEVILLE, CA 95661

Secondary AddressesLocation

Neighborhood Association: SIERRA GARDENS  
 Elementary School District: ROSEVILLE ELEMENTARY SCHOOL DISTRICT  
 High School District: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

General PlanningCharacteristics

Project Stage:	COMPLETED	Lot Area (Sq Ft):	34,941
Subdivision:		Lot Area (Acres):	0.80
Subdivision Code:		Lot Perimeter (Ft):	755
302 Number:		Developed Bldg (Sq Ft):	8,757
Lot Number:	1	Undeveloped Bldg (Sq Ft):	
Redevelopment Area:		Potential Bldg (Sq Ft):	
Redevelopment Dist:		Developed Buildings:	1
Existing Use:	RETAIL	Developed Units:	
Existing Use Class:	COMMERCIAL	Undeveloped Units:	
		Potential Units:	

\*Primary Planning Area\*Primary Parcel Number\*Primary Zoning\*Primary Landuse

Infill

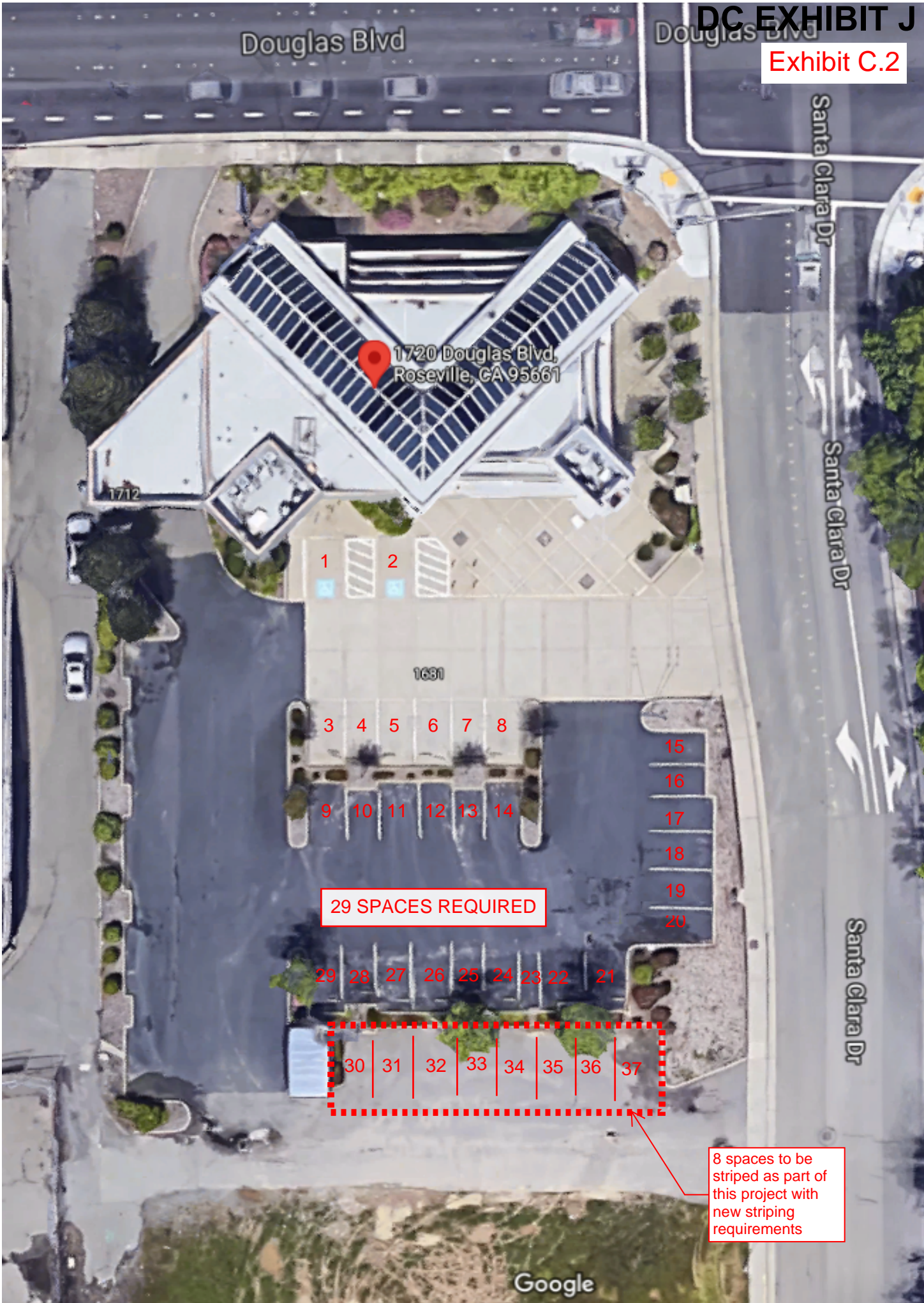
191

CC

CC

\*The Zoning and Land Use designations provided in this property report are limited to the primary designations associated with this parcel, and are not necessarily the only applicable designations for this property. Please refer to the map display or an official Zoning and/or Land Use map to determine any subordinate designation applicable to this parcel. Visit <http://www.roseville.ca.us/zonlu11> for detailed landuse and zoning code information.

$$\frac{8,757}{300} = 29.14 \quad 29 \text{ SPACES REQUIRED}$$



Douglas Blvd

Douglas Blvd

Santa Clara Dr

Santa Clara Dr

Santa Clara Dr

1720 Douglas Blvd,  
Roseville, CA 95661

1712

1681

1 2

3 4 5 6 7 8

9 10 11 12 13 14

15  
16  
17  
18  
19  
20

29 SPACES REQUIRED

21 22 23 24 25 26 27 28 29

30 31 32 33 34 35 36 37

8 spaces to be striped as part of this project with new striping requirements

Project: Roseville Perio Dental Clinic | 1623 Santa Clara Drive, Roseville, CA 95661.

RE: Parking Striping in adjacent property - Authorization

The City of Roseville has requested the project team for the Roseville Perio Dental Clinic to be located at 1623 E Santa Clara Blvd, Roseville, CA to stripe the parking spaces immediately north of the shared driveway for property at 1623 E Santa Clara Blvd, Roseville, CA and 1720 Douglas Blvd, Roseville, CA.

The following agreement is between Dr. Ash Vasanthan and Ranjit Singh for the purpose of performing parking striping for approximately 8 spaces north of the property at 1623 E Santa Clara Blvd, Roseville, CA. See attached Exhibit showing the area to be striped to meet City of Roseville requirements.

All costs associated with the parking revisions for this project will be paid for by Dr. Ash Vasanthan.

Both parties are in agreement with this arrangement.

Undersigned:



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Date: 1/19/2022

Dr. Ash Vasanthan

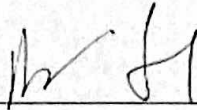
For

**Roseville Properties LLC**

1623 E Santa Clara Blvd

Roseville, CA

Undersigned:



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Date: 1/19/2022

Ranjit Singh

For

**Galleria Vape and Smoke**

1720 Douglas Blvd

Roseville, CA



### Property Report



Assessor's Parcel Number: 048-260-041-000

07/27/2021

#### Situs Address

1613 SANTA CLARA DR  
ROSEVILLE, CA 95661

#### Secondary Addresses

#### Location

Neighborhood Association: SIERRA GARDENS  
Elementary School District: ROSEVILLE ELEMENTARY SCHOOL DISTRICT  
High School District: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

#### General Planning

#### Characteristics

Project Stage:	COMPLETED	Lot Area (Sq Ft):	31,892
Subdivision:		Lot Area (Acres):	0.73
Subdivision Code:		Lot Perimeter (Ft):	711
302 Number:		Developed Bldg (Sq Ft):	8,268
Lot Number:	2	Undeveloped Bldg (Sq Ft):	
Redevelopment Area:		Potential Bldg (Sq Ft):	
Redevelopment Dist:		Developed Buildings:	1
Existing Use:	OFFICE	Developed Units:	
Existing Use Class:	BUSINESS PROFESSIONAL	Undeveloped Units:	
		Potential Units:	

1 to 250sqft  
Parking Requirement

<u>*Primary Planning Area</u>	<u>*Primary Parcel Number</u>	<u>*Primary Zoning</u>	<u>*Primary Landuse</u>
Infill	239	BP	BP

\*The Zoning and Land Use designations provided in this property report are limited to the primary designations associated with this parcel, and are not necessarily the only applicable designations for this property. Please refer to the map display or an official Zoning and/or Land Use map to determine any subordinate designation applicable to this parcel. Visit <http://www.roseville.ca.us/zonlu11> for detailed landuse and zoning code information.

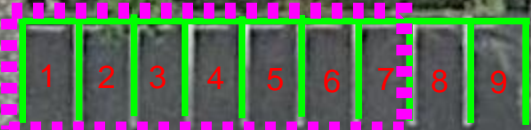
Disclaimer: This document was prepared for general inquiries only. The City of Roseville gains access from multi-jurisdictional databases and is not liable for errors or omissions that might occur. Official information concerning specific parcels should be obtained from recorded or adopted City documents.

Santa Clara Dr

Santa Clara Dr

Santa Clara Dr

Dr



7 Spaces could be shared



33 SPACES REQUIRED

8268 SQFT



1 to 250sqft  
 Parking Requirement

Total Parking: 40  
 Total Required: 33  
 Total Shareable: 7

$\frac{8268}{250} = 33.07$

Santa Clara Dr

Santa Clara Dr

Santa Cl

Untitled Map  
Write a description for your map.

Legend

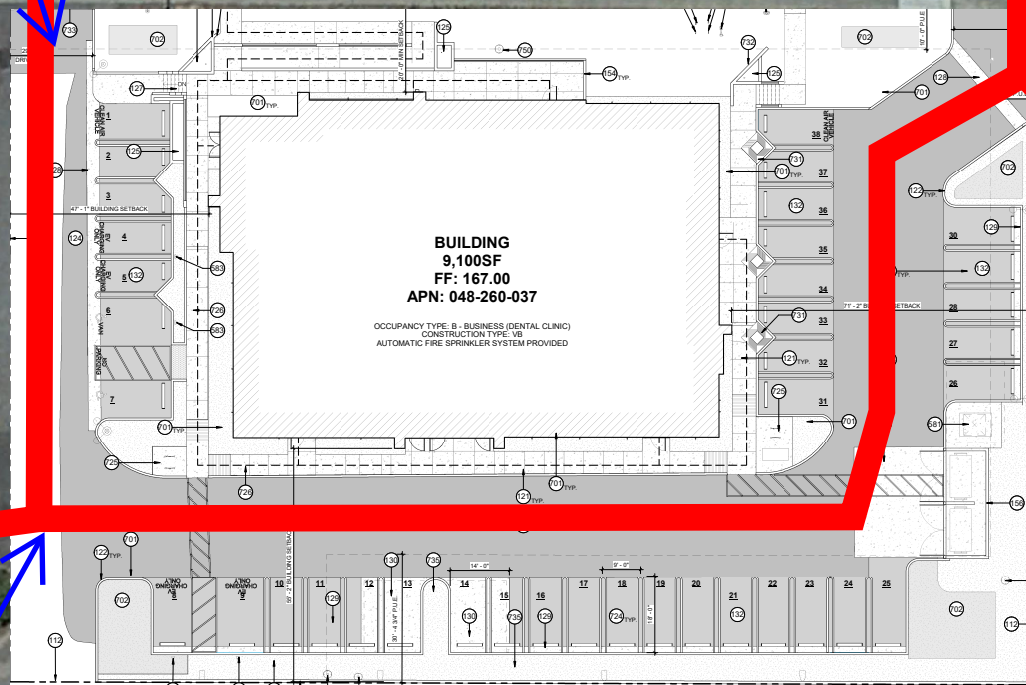
DOUGLAS BOULEVARD

COMMERCIAL COMPLEX TRAFFIC CIRCULATION

Reciprocal Access  
with Northern  
Property

SANTA CLARA DRIVE

Reciprocal Access  
with Southern  
Property



Reciprocal Access  
with Northern  
Property