

ITEM 4.1: **Design Review Permit – 445 Roseville Sq.– DHCSP PCL DH-43 – Roseville Square Pad Building DRPMOD – PL24-0810**

REQUEST

The applicant requests approval of a Design Review Permit Modification (DRPMOD) to modify the approved site plan and conditions of approval for the Roseville Square Pad project. The revision will eliminate two (2) parking spaces to create a loading zone for 445 Roseville Sq. (Original File #PL23-0364). The loading zone may be used by the building tenants between the hours of 10 p.m. and 6 a.m.

Applicant- Haleh Al Hassany, Borges Architectural Group
Owner – RSS Center LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

1. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to three (3) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The proposed project site is 445 Roseville Sq., located on the northwest corner of Douglas Bl. and Harding Bl. within the Roseville Square Shopping Center, in the Douglas Harding Corridor Specific Plan (DHCSP). The approximately 0.52 acre site is currently vacant, and is surrounded by commercial development. In December 2022, the City adopted the DHCSP, which includes new design standards for infill development within the corridor. The intent of the Specific Plan is to support reinvestment and redevelopment within the corridor.

The Roseville Square Shopping Center was originally constructed in 1961 and has been remodeled several times. The subject parcel was originally developed as a gas station facility, built concurrently with the retail shopping center. In 1995, the gas station requested a Special Use Permit to substantially remodel the gas station and build a cashier kiosk, car wash, and new fuel canopy (File # SUP 94-60). Ultimately, the gas station facility was demolished in 2021 (File # BD21-3425).

On May 16, 2024, the Design Committee approved the Design Review Permit (DRP) for the pad building at 445 Roseville Sq. The approved project included a 7,654-square-foot commercial pad building, with a total of 11 new parking spaces along the front of the building. During the hearing, committee members expressed concerns about safety and vehicle conflicts within the shopping center, and noted that the driveway depth along Douglas Bl. was very short. The Design Committee approved the project with a modified condition (Condition 2a) which required the project proponents to eliminate the two (2) parking stalls nearest to the Douglas Bl. driveway, as well as create a raised pedestrian path of travel across the driveway to increase pedestrian safety. The applicant agreed to the modified condition during the hearing.

After the project approval, the applicant proposed converting the two parking stalls that the Design Committee eliminated into a loading zone. The loading zone will be available for use by the building tenant between the hours of 10 p.m. and 6 a.m. The businesses within the shopping center are not open

during that time, and potential for vehicle conflicts will be minimal. In addition, the modification will increase the planter width by approximately six (6) feet. Additionally, the Design Committee approval included a requirement to add a raised pedestrian path of travel across the Douglas Bl. driveway. The applicant proposes to keep the pedestrian path further from the driveway, consistent with the prior project, and will enhance this path of travel to increase pedestrian safety. With the proposed modifications, the applicant requests the elimination of Condition 2a.

Figure 1: Project Location



EVALUATION

Section 19.78.060(J) of the Zoning Ordinance requires two findings of fact be made in order to approve a Design Review Permit Modification. The required findings are listed below in ***italicized, bold print*** and are followed by an evaluation.

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

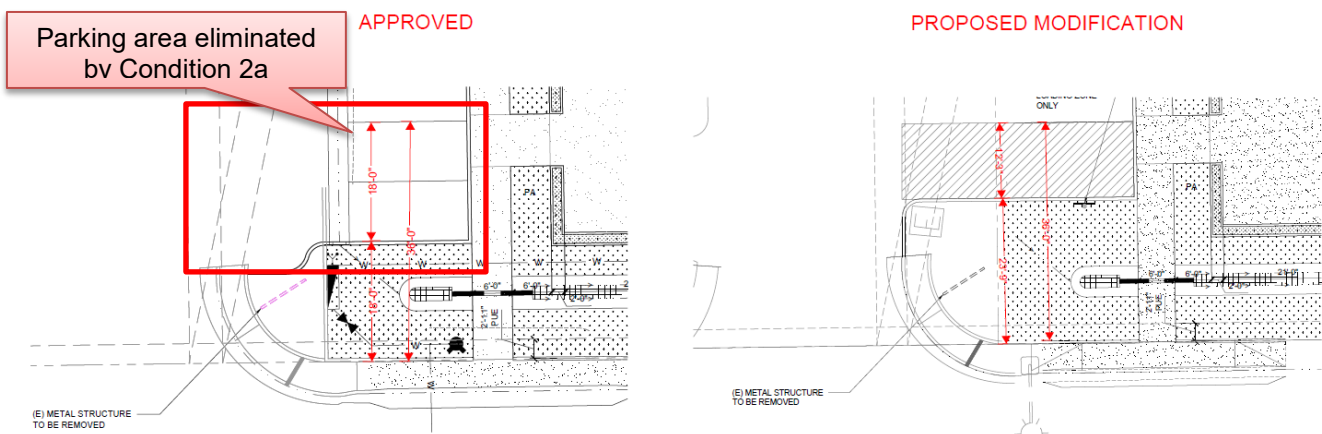
The evaluation of the DRPMOD is based on the Roseville Square Pad Building (File #23-0364) original approval, and the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the Douglas Harding Corridor Specific Plan (DHCSP). Staff reviewed the proposed project for consistency with applicable standards and found the project to

be consistent with the relevant requirements and guidelines. The proposed modifications are discussed and evaluated below.

Site Planning

The proposed site plan is shown in Figure 2 and included as Exhibit A. The original project approval included an approximately 7,654-square-foot commercial pad building, as well as associated site improvements such as landscaping and 11 new parking spaces. The use, retail commercial, is principally permitted in the CC/SA-DH (Community Commercial/Special Area – Douglas Harding) zone. The current request does not propose any changes to the use, building, or site layout, other than the proposed loading zone. The revision eliminates the first two parking stalls, consistent with the Design Committee approval, and replaces the space with a restricted loading zone and an expanded planter area. The loading zone would include signage to indicate that no parking is permitted in this location, other than for loading between the hours of 10 p.m. and 6 a.m. for the businesses. Additionally, the modification will increase the planter width between the parking lot and Douglas Bl by approximately six (6) feet. As proposed, staff believes the modification is consistent with the original approval and the condition imposed by the Design Committee.

Figure 2: Approved vs. Proposed Site Plan – Loading Zone

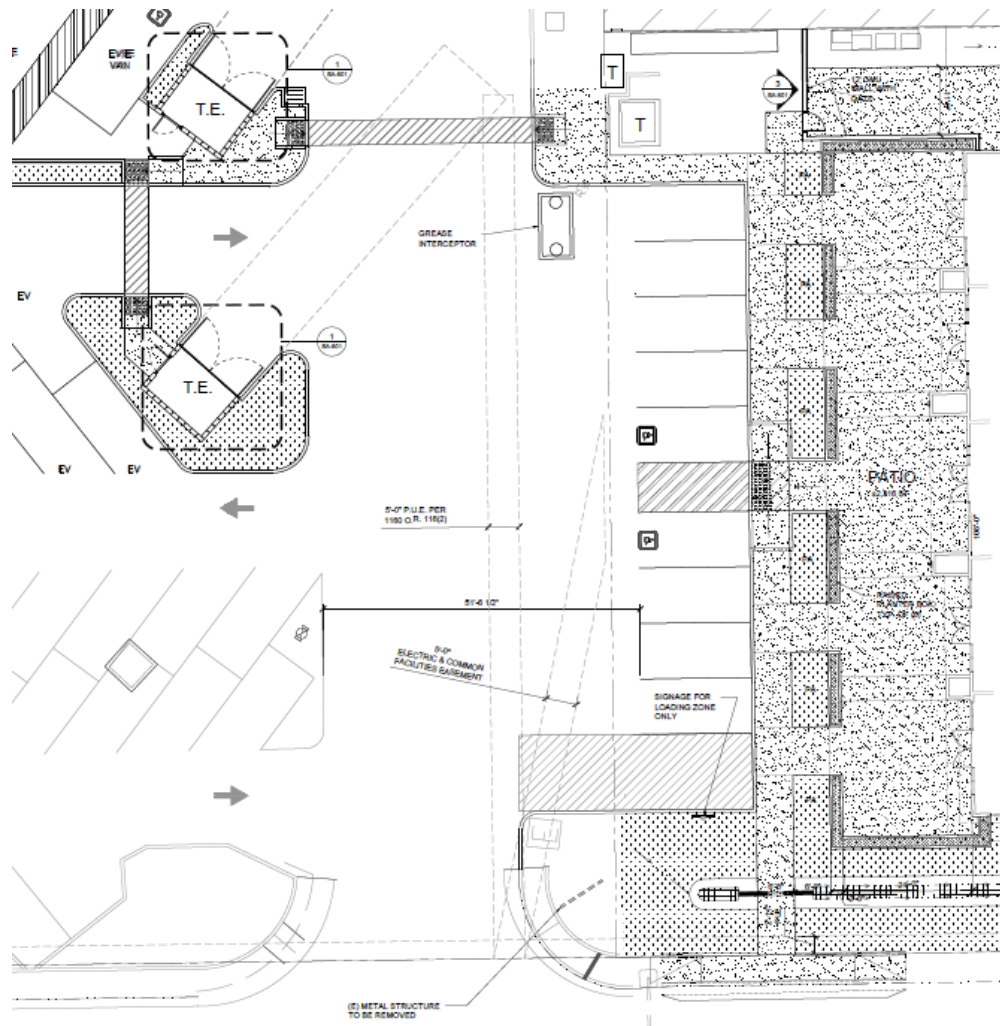


Access and Circulation

Access to the project site will be provided by existing driveways to the shopping center, with the primary access point along Douglas Bl. The project will be incorporated into the existing Roseville Square shopping center, and will share parking as well as vehicle and pedestrian circulation. At the May 16th Design Committee hearing for the Roseville Square Pad Building, the Design Committee expressed concerns about the access at the Douglas Bl. location conflicting with the proposed parking spaces. In response, the project was approved with Condition 2a, which required the elimination of two (2) parking spaces and a raised pedestrian path of travel across the driveway.

The applicant proposes to raise the previously approved path of travel, rather than providing an additional path as requested by the Design Committee. Keeping the path of travel in the current location provides additional distance from the driveway entrance, while still providing a path across the main drive aisle. Raising the path will further highlight the route for the safety of pedestrians. The proposed site plan was reviewed by Development Services staff, including Engineering, and no concerns were identified with the request.

Figure 3: Pedestrian Path of Travel



Parking

The Zoning Ordinance establishes off-street parking requirements for commercial shopping centers. Based on the Zoning Ordinance, the parking requirement for a shopping center where the tenants are unknown is one (1) space per 200 square feet.

The project is located within the existing Roseville Square Shopping Center, and will share parking with the overall center. The proposed pad building is 7,694 square feet, which would require a total of 38 parking spaces. The prior approval included eleven (11) parking spaces on the subject parcel. The current request would eliminate two (2) parking spaces consistent with the Design Committee approval, and replace the spaces with a loading zone. In total, 1,027 parking spaces are required for the shopping center, and including the new development, a total of 1,075 parking spaces will be provided. Therefore, the shopping center has a surplus of 48 parking spaces.

Based on the parking requirement and the proposed parking, both the existing shopping center and the new pad building comply with applicable standards and requirements of the Zoning Ordinance. As tenant spaces are leased, each tenant will utilize the applicable parking requirement for the use as outlined in the Zoning Ordinance.

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. No comments were received. A public notice of the Design Committee hearing was published on June 7, 2024, and was distributed to all property owners within 300 feet of the project site. One neighbor emailed staff after receiving the notice and inquired about the proposed project, but did not submit any formal comment. No additional comments were received.

CONCLUSION

Based on the analysis provided in this staff report, staff believes that the required findings can be made to approve the proposed Design Review Permit Modification.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32 - Infill Development Projects, and Section 305 of the City of Roseville CEQA Implementing Procedures. The project will modify the site plan for a previously approved project by removing two parking spaces. The project meets the required conditions of the categorical exemption as identified in subsections a) through e) in that the project is consistent with the zoning and land use designation; the parcel is 0.52 acres in size and surrounded by development; the site has been previously developed and significantly disturbed, with no habitat value for endangered or threatened species; the project will not result in significant effects related to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

Furthermore, none of the exceptions to exempting projects, as outlined in Section 15300.2 of CEQA, apply to the proposed project. The project does not request exemption through Classes 3, 4, 5, 6, or 11. This is an infill project on a previously developed site that is surrounded by development. There are no cumulative impacts which have not been considered that will have a significant effect on the environment. There are no unusual circumstances that will have a significant effect on the environment proposed as part of the project, as all uses are permitted and the project will occur within an existing facility. The project is not located adjacent to a scenic highway, is not located on a hazardous waste site pursuant to Section 65962.5 of Government Code, and will not result in a substantial adverse change in the significance of a historical resource.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

1. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit Modification – 445 Roseville Square – DHCSP PCL DH-43 – Roseville Square Pad Building Modification – PL24-0810** subject to three (3) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE # PL24-0810

1. The project is approved as shown in Exhibit A, and as conditioned below. (Planning)
2. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from **May 16, 2024** and if not effectuated shall expire on **May 16, 2026**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond May 16, 2027. (Planning)

3. The project is subject to the previously approved conditions of approval for the Roseville Square Pad Building, File #PL23-0364. (Planning)

Attachments

1. File # PL23-0364 Conditions of Approval

Exhibits

- A. Site Plan

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.