

ITEM 6.1: ADMINISTRATIVE PERMIT – 212 Riverside – RGSP PCL RG-6 - Riverside Parking – FILE # PL19-0167

REQUEST

The applicant requests an Administrative Permit to improve a vacant parcel with off-street commercial parking and landscaping.

Applicant – Kourosh Sadeghi
Property Owner – Sylvia Slade

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Administrative Permit and approve the Administrative Permit subject to five (5) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The applicant does not agree with Planning Division staff on the required design elements for screening of the commercial parking area. The applicant has proposed a wrought iron fence with plantings in front of the fence. Planning staff, as discussed in the staff report, recommends a knee wall with fencing above to provide adequate screening as prescribed in the Riverside Gateway Specific Plan. The applicant believes this alternative is not financially viable.

BACKGROUND

The project is located on a .17-acre site within the Riverside Gateway Specific Plan (RGSP) area. The site is zoned Commercial Mixed-Use/Special Area Roseville Gateway (CMU/SA-RG) and has a General Plan land use designation of Community Commercial-3.9 Dwelling Units/Acre (CC-3.9). The project site is mid-block on the west side of Riverside Avenue between Second St. and Third St. The project site is currently developed with asphalt covering the western half of the parcel and is surrounded by developed commercial and residential uses. A single-family residence formerly occupied the site. In 2000, the residence was demolished to make way for a small warehouse that was never constructed.

The applicant is currently requesting an Administrative Permit to allow the development of a commercial parking lot and associated landscaping on the currently undeveloped 3,500 square feet on the eastern half of the site.

Figure 1: Project Location



ADMINISTRATIVE PERMIT EVALUATION

Section 9.4.5 of the Riverside Gateway Specific Plan indicates that new construction and minor additions that are consistent with the provisions of the Design Guidelines and Development Standards (included in Chapter 8 of the plan) will be approved via the City's Administrative Permit process, as described in the City's Zoning Ordinance. Per Section 19.74.010, the Planning Manager may waive the requirement for a public hearing. The Planning Manager has forwarded this permit to the Planning Commission because of the outstanding design issue between the applicant and staff.

Section 19.78.060A of the City of Roseville Zoning Ordinance requires that three findings be made prior to the approval of an Administrative Permit. The required findings are listed below in italicized bold print and are followed by an evaluation.

1. The proposed use or development is consistent with the City of Roseville General Plan and the Riverside Gateway Specific Plan (RGSP).

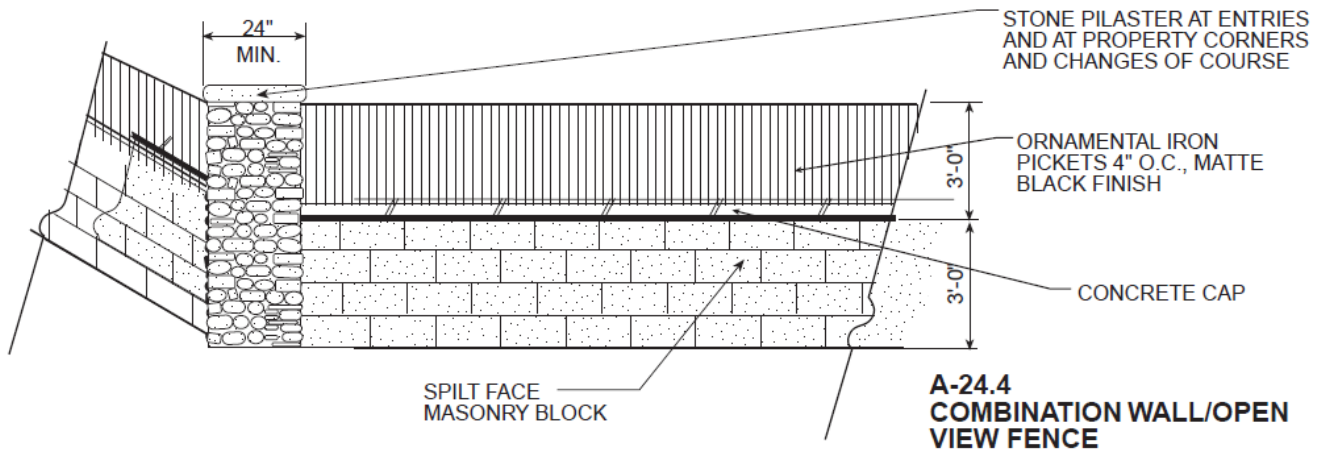
The proposed modifications to the site include developing a 3,500 square-foot expansion to an existing 4,000 square feet of asphalt as well as associated modifications to landscaping and fencing. The RGSP contains multiple guidelines related to the design of automobile related uses and parking within the plan area.

Section 7.4 of the RGSP contains a list of general parking policies for the plan area including policy nine that requires new development “apply design and development standards to parking areas, to ensure that they are designed to maximize pedestrian access and mobility, and also to enhance the appearance and character of the plan area.” The following evaluation is in response to this policy.

Section 7.6.1 contains design guidelines for parking areas, including guideline four which states, an existing commercial use with a surface parking lot adjacent to a public sidewalk should be screened

with appropriate design elements, such as fences, walls, and landscaping. Screening materials should not be opaque or block views of the parking lot from passing cars. The screening materials should maintain the visual continuity of the street wall adjacent to the sidewalk.” In keeping with this guideline, staff has requested that the applicant construct a knee wall with an attractive landscape area in front of the wall. This proposal allows visibility into the site over the wall, but also provides screening of the parking area. The applicant’s proposal to install a steel fence does not address the intent of the guidelines to provide screening of parking areas. Examples of this design can be found various City planning documents such as the Stoneridge Specific Plan design guidelines (Figure 2).

Figure 2: Wall Example



Section 8.4.5 of the Riverside Gateway Specific Plan contains Design Guidelines for Auto Sales and Services uses. The proposed use of the site is additional commercial parking for a nearby automotive dealership. Therefore, in addition to the parking design guidelines, the project was reviewed using these two criteria below as well as a graphic included in the RGSP (Attachment 1) relating to automobile sales uses:

- Design attractive street walls, using screens, lattices or trellises with creeping plants built to the edge of the sidewalk to reduce the prominence of expansive automobile sales lots and maintain visual continuity of the main street.
- Use of plant materials, low walls and fences, berms, and grade changes should also be considered for minimizing the visual impacts of automobile sales lots.

The proposed project does not conform to these two criteria. The proposed steel fence and green wall do not provide adequate screening to minimize the visual impact of the parking lot on the surrounding area. The tubular steel fence proposed by the applicant does not meet the intent of the guidelines in the RGSP. Staff worked with the applicant to develop a solution that enhanced screening of the parking lot from view such as a low wall or berm, as described in the specific plan. A low wall or berm allows visibility into the site, while also providing consistent screening. The applicant provided green wall examples with their proposal, but these do not appear to be compatible with the fence they are proposing and no details are given to adequately explain how the plants will be installed or maintained. The applicant did not follow staff guidance on providing screening for the site. Therefore, the proposed project is not consistent with the RGSP and the above finding cannot be made as proposed. Staff has added Condition #3 to the project to incorporate the low wall in order to make the finding for approval.

The General Plan relies on the Zoning Ordinance, through the Administrative Permit process, to evaluate the consistency of individual requests. As proposed, the minor addition to the site is not consistent with the City of Roseville General Plan because it is not consistent with the RGSP. With the added condition requiring the low wall, staff believes that the finding can be made.

2. *The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.*

As discussed above, the project as proposed does not conform to the criteria in Section 9.4.5 of the Riverside Gateway Specific Plan that allows minor additions to be processed through an Administrative Permit. The project therefore does not meet the standards and requirements of the Zoning Ordinance. With Condition #3 added, the project will conform with the applicable standards of the Zoning Ordinance.

3. *The location, size, design and operating characteristics of the proposed use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.*

The project includes a low traffic generating use within an existing commercial area. There are many automotive-related uses along Riverside Avenue, and this commercial parking use could be compatible with those existing uses. However, the lack of screening of the use as required in the RGSP leads to the visual impact of the parking use being detrimental to the public. Therefore, as proposed, the third finding cannot be made. Implementation of Condition #3 will allow for this finding to be made.

CONCLUSION

Based on the analysis contained in this staff report staff finds that the proposed project is not consistent with the findings needed to approve the Administrative Permit. However, staff finds that with the addition of condition three the project meets the requirements of the General Plan and Zoning Ordinance; and therefore, the required findings to approve the entitlement can be made.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which exempts In-Fill Development Projects that meet the following criteria: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value, as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services.

With the addition of Condition #3, the project meets these criteria for the following reasons and is therefore exempt. (a) The general plan designation of Community Commercial allows for commercial parking uses. (b) The total project site including the existing developed site and the proposed parking area is .17 acres. (c) The project site was previously developed as a single family residence and does not contain habitat for endangered, rare or threatened species. (d) The proposed use will not have significant effects on traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services allocated to the site.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on July 31, 2020 and was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. No comments were received at the time of publication of this report.

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact as listed in the staff report and approve the **ADMINISTRATIVE PERMIT – 212 RIVERSIDE - RGSP PCL RG-6 – RIVERSIDE PARKING – FILE # PL19-0167** subject to five (5) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (FILE # PL19-0167)

1. This Administrative Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **August 13, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **August 13, 2022**. (Planning)
2. The project is approved as shown in **Exhibit A** and as conditioned or modified below. (Planning)
3. The project shall incorporate a knee wall with decorative metal fencing above in a design to be approved by the Planning Division. The design shall be similar to the fencing example shown in Figure 2 above. (Planning)
4. The project is expected to create between 2500 and 5000 square feet of impervious surface. As such, the site is subject to the City's current storm water design manual and must provide one site design feature to help reduce storm water runoff. This feature can be a site tree, porous pavements, etc. (Engineering)
5. Fences and gates shall be located so that water meter and cleanout are not within gated area. Utility services shall be located off the alley at the rear of the property. (Environmental Utilities)

EXHIBIT

- A. Project Plans

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