

ITEM 5.2: **CONDITIONAL USE PERMIT MODIFICATION & DESIGN REVIEW PERMIT MODIFICATION – NERSP PARCEL 16 – GOLFLAND SUNSPASH BUMPER CAR ARENA – 1893 TAYLOR ROAD – FILE # PL20-0108**

REQUEST

The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit Modification to install a 1675-square-foot outdoor electric bumper car arena in an existing outdoor patio area. The applicant requests the option of regularly converting this area from an outdoor patio area to a bumper car arena.

Applicant/ Property Owner – Fred Kenney, Roseville Golfland Ltd.

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Conditional Use Permit Modification and approve the Conditional Use Permit Modification subject to five (5) conditions of approval.
- B. Adopt the two (2) findings of fact for the Design Review Permit Modification and approve the Design Review Permit Modification subject to eighteen (18) 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 all recommended conditions of approval.

BACKGROUND

The 11.63-acre Golfland/Sunplash site is located in the Northeast Roseville Specific Plan (NERSP Parcel 17) area at 1893 Taylor Road. The site is developed with the Golfland Sunsplash Amusement Park, the Caltrans Park and Ride lot, Shell Gas Station, Brookfield's Restaurant, In-N-Out Burger and retail shop space. There is a shared access and parking agreement between all sites within the original NERSP Parcel 17 with the exception of the Caltrans' Park and Ride lot. Golfland Sunsplash has a separate agreement with Caltrans to utilize the parking spaces within the Park and Ride lot.

Golfland Sunsplash was originally approved in July 1994 (UP 93-53). The site was approved to include a 36-hole miniature golf course; a clubhouse with pizza parlor, arcade and office; a mini race car track; a water park with seven waterslides, wave pool, "Lazy River" ride, and children's play area; several shade pavilions; parking; and landscaping and lighting. Due to the continuously changing nature of amusement complexes and the need to include the latest technology and entertainment venues, the applicant frequently makes requests to modify various aspects of the amusement park. The original approval recognized the potential for this kind of expansion and required that the applicant apply for Conditional Use Permit Modifications to add additional slides or other park attractions. As a result, the park has had multiple modifications since the original approval. The Planning Commission approved the most recent Conditional Use Permit Modification (CUPMOD) and Design Review Permit Modification (DRPMOD) (File# PL18-0290) on December 13, 2018 to allow the construction of a new water slide and a 1,795-

square-foot addition to a snack bar kitchen. Table 1 provides a brief description of the various modifications that have been approved since the original project approval.

Table 1: Description of Approved Modifications for Golfand Sunsplash

File Number	Approval Date (Hearing Authority)	Description of Modifications
DRPMOD 04-45	3/24/05 (Planning Commission)	Design Review Permit Modification authorized construction of structured parking, and batting cages over a portion of the existing parking lot. Required construction of bus pad and shelter on Taylor Road, near Park-N-Ride lot entrance.
CUPMOD 05-02	3/24/05 (Planning Commission)	Conditional Use Permit Modification to regulate the operational characteristics of the batting cages and seasonal parking.
DRPMOD-000288	01/22/09 (Planning Commission)	Design Review Permit Modification authorized construction of an off-season race car track and bumper car area and a two-story cabana structure within the existing water park.
CUP-000054	01/22/09 (Planning Commission)	Conditional Use Permit Modification to regulate the operational characteristics of the off-season race car track and bumper car area.
DRPMOD-000404	12/08/11 (Planning Commission)	Design Review Permit Modification authorized construction of a new water slide and receiving pool.
CUPMOD-000075	12/08/11 (Planning Commission)	Conditional Use Permit Modification to regulate the operational characteristics of the new water slide.
PL14-0488	11/13/14 (Planning Commission)	Conditional Use Permit Modification and Design Review Permit Modification to add a new water slide on the north side of the water park.
PL16-0349	8/9/18 (Planning Commission)	Conditional Use Permit Modification and Design Review Permit Modification to add 175 parking spaces at 1850 Taylor Road (known as “East Parking Lot”).
PL18-0290	12/13/18 (Planning Commission)	Conditional Use Permit Modification and Design Review Permit Modification to construct a new water slide on the north side of the park and a 1,795-sf addition to a snack bar kitchen.

The miniature golf course, existing mini-race track, and arcade building are open for year-round use. The water park is open only during the summer months from Memorial Day through Labor Day, with exceptions for large groups or corporate outings, which may rent the facility for special events.

Because of the continuously changing nature of amusement complexes and the need to include the latest technology and entertainment venues, the applicant frequently requests to modify various aspects of the amusement park. The original approval acknowledged this and required a CUPMOD to add additional slides or other park attractions. The applicant's current request is to install a 1675-square-foot electric bumper car arena in an existing outdoor patio area (Exhibit A). The use of this area would alternate between an outdoor patio area and a bumper car arena.

The new electric bumper car arena is proposed at the existing outdoor patio area, which is east of the miniature golf area, northeast of the castle and west of the existing "Riptide" waterslide starting tower. There will be nine bumper cars. When the bumper car arena is not operating, the area will be used as a shaded outdoor patio area with picnic tables.



Figure 1. Project Location.

CONDITIONAL USE PERMIT MODIFICATION EVALUATION

As mentioned above, a CUPMOD is requested to allow the modification of the existing Use Permit that was approved in 1994 for the Golfland Sunsplash facility. Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Conditional Use Permit Modification. The required findings are listed below in ***bold, italicized*** text and are followed by an evaluation.

1. ***The proposed modification is substantially consistent with the intent of the original approval.***

The project's original Use Permit allowed a large amusement park facility, including both indoor and outdoor attractions. An electric bumper car arena is consistent with outdoor attractions and activities at an amusement facility. As discussed in the DRP MOD evaluation, the design of the bumper car arena is consistent with other attractions at Golfland Sunsplash and meets the intent of the Community Design Guidelines.

Given the small size of the bumper car arena, park ownership does not anticipate an increase in park attendance due to this attraction. In the past, new attractions have not resulted in increased attendance but have reduced waiting times throughout the park.

2. ***The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the Northeast Roseville Specific Plan.***

General Plan and Zoning Consistency: The project site has a land use of Community Commercial (CC) and zoning designation of Highway Commercial (HC/SA-NE). The CC land use designation anticipates a broad range of uses. Although large amusement complexes are not specifically listed, the General Plan does list standards for typical Community Commercial sites that apply to the Golfland Sunsplash site.

The City’s Zoning Ordinance allows Large Amusement Complex facilities within the HC zone upon approval of a Conditional Use Permit. The Zoning Ordinance includes specifications for the design and number of parking spaces. These items were reviewed as a part of the DRP MOD evaluation. Section 19.44.020 of the Zoning Ordinance also requires Large Amusement Park Complex uses to be located a minimum of 1,000 feet from the boundary of any residential zone, dwelling, church, or school. There are no residential zones, dwellings, churches, or schools within 1,000 feet of the Golfland Sunsplash site. The Large Amusement Complex use at the project site conforms to the requirements of the Zoning Ordinance.

The subject property is located within the Northeast Roseville Specific Plan (NERSP). The NERSP lists a variety of uses within the Community Commercial land use designation similar to the General Plan. The NERSP also lists design standards including setbacks, lot coverage, and landscape coverage. These standards were reviewed as part of the Design Review Permit Modification and the modification was found to be in compliance with these standards.

Parking: The Golfland Sunsplash facility has adequate parking available to accommodate the proposed use. At the time of the original approval for the Golfland Sunsplash facility, there were no parking standards in the Zoning Ordinance for many of the use types proposed within the facility. Parking requirements for similar amusement facilities in other jurisdictions were reviewed, and parking standards were subsequently established as shown in Table 2 below. Table 2 shows the current parking requirements for the entire Golfland Sunsplash facility. As the new bumper car arena will exist as an alternative to the existing outdoor patio area, which requires more parking than the bumper car arena, no additional parking spaces are required for the bumper car arena.

Table 2: Parking Requirements for Golfland Sunsplash Site

USE	RATIO	SQ. FOOTAGE	TOTAL # SPACES REQUIRED.
Water Attractions	1:100 square feet of swimming & receiving pool area	37,360 sq. ft.	374 spaces
Food Service	1:3 seats	326 total seats	109 spaces
Arcade Area	1:200 square feet	6,674 sq. ft.	33 spaces
Offices	1:250 square feet	1,696 sq. ft.	8 spaces
Miniature Golf	1.11 spaces per hole	36 holes	40 spaces
Mini racetrack	1 per race car	12 race cars	12 spaces
Volleyball Courts	10 per court	2 courts	20 spaces
Shade Pavilions	0	N/A	accessory use, therefore no parking required
SUBTOTAL			596 spaces
Previously approved parking reduction			-18 spaces
TOTAL			578 spaces

The applicant seeks a modification of the Conditional Use Permit and Design Review Permit to install a bumper area in an existing outdoor patio area. Nine (9) parking spaces will be required for the new bumper car arena, consistent with the parking ratio used for the mini-race track. The existing outdoor

patio area can seat 120 people, which requires 40 parking spaces. Thus, the bumper car arena will be a less intensive use in terms of parking, and no additional parking is required for it.

At present, there are 384 constructed parking stalls on the Golfland Sunsplash site. The Golfland Sunsplash facility has a reciprocal access agreement with the adjacent Caltrans Park 'n Ride lot, providing patrons with access to an additional 398 parking spaces. Assuming access to the Caltrans lot, a total of 782 parking spaces are available, exceeding the requirement of 578 parking spaces.

Additionally, on August 9, 2018, the Planning Commission approved a CUP MOD and DRP MOD for the project known as the East Parking Lot, with file number PL16-0349. The new parking lot will be located across Taylor Road from the Golfland Sunsplash facility, and will provide 175 new parking spaces, a new traffic signal, and pedestrian crossing amenities to connect the parking area to the main facility. With the construction of the new parking area, the Golfland Sunsplash complex will greatly exceed the requirement of 578 spaces to accommodate peak season attendance.

CONDITIONAL USE PERMIT MODIFICATION CONCLUSION

Based on the evaluation presented above, staff believes the proposed bumper car arena is consistent with the original Conditional Use Permit approved for the project. As proposed and with the recommended conditions of approval, the modification is in compliance with all standards and requirements of the City's Zoning Ordinance, General Plan, Community Design Guidelines and Northeast Roseville Specific Plan.

DESIGN REVIEW PERMIT EVALUATION

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. The two findings for approval of the Design Review Permit Modification are listed in ***bold, italicized*** text below.

- 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 Zoning Ordinance, with the applicable goals, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the Northeast Roseville Specific Plan.***

The evaluation of the Design Review Permit Modification for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance, the Northeast Roseville Specific Plan, and the design standards of the City's Community Design Guidelines.

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. Based on the analysis contained in this staff report, and with the project conditions, the required findings can be made for approval of the proposed Design Review Permit Modification.

As proposed and conditioned, the project complies with all applicable development standards and design guidelines. The following sections of evaluation focus on certain design guidelines that warrant further analysis.

Location: The proposed bumper car arena will be located in an existing outdoor patio area between the miniature golf course, castle and the Riptide waterslide. Staff has visited the site and the proposed project area is not readily visible from surrounding roadways.

Architecture: The Community Design Guidelines state that buildings should conform with their surroundings with respect to height and scale. The Zoning Ordinance establishes Development

Standards for Commercial properties, including height limits. Within the Highway Commercial (HC) zoning district where the Golfland Sunsplash site is located, the height limit for structures is 50 feet, unless otherwise modified by a Design Review Permit or Specific Plan.

The proposed bumper car arena will not alter the architecture or height of the existing outdoor patio area. The existing patio area has a purple shade covering, with fencing and plants defining its perimeter. When the bumper car arena is operating, the arena will be enclosed by 13-inch-high wooden or plastic barriers with metal supports. The cars will travel on the concrete patio slab. When the area is converted back to patio or picnic table seating, the bumper car arena barriers, bumper cars, and charging stations will be removed and brought to another Golfland location for use. Given that the bumper car arena will not significantly alter existing structures, the modification is consistent with existing architecture.



Figure 2. Outside View of Patio



Figure 3. Inside View of Patio

Landscaping/Visual Screening: Landscaping for the proposed project is subject to both the City's Community Design Guidelines and the NERSP Landscape Guidelines. The Community Design Guidelines for Commercial projects state that landscaping "shall be extensively used to screen views and to add texture to walls and other vertical surfaces" (CC-57). The bumper car arena is well within the project site and cannot be seen from adjacent properties. It is well-screened from neighboring attractions within the amusement park due to the potted and other plants, shade cover and fencing.

Based on the evaluation presented above, the proposed project is consistent with the intent of the Community Design Guidelines and all applicable standards. Staff recommends approval of the Design Review Permit Modification.

DESIGN REVIEW PERMIT MODIFICATION CONCLUSION

As proposed and conditioned, the project complies with applicable development standards of the City's Zoning Ordinance, the Northeast Roseville Specific Plan, and the Community Design Guidelines; therefore the above findings can be made.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 305 of the City of Roseville CEQA Implementing Procedures, because the project involves negligible or no expansion of the existing use.

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 August 28, 2020 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received on the project.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as listed in the staff report and approve the **CONDITIONAL USE PERMIT MODIFICATION– 1850 TAYLOR ROAD– NERSP PCL 16 – ROSEVILLE GOLFLAND SUNSPASH BUMPER CAR ARENA – FILE # PL20-0108** subject to five (5) conditions of approval; and
- B. Adopt the two (2) findings of fact as listed in the staff report and approve the **DESIGN REVIEW PERMIT MODIFICATION – 1850 TAYLOR ROAD – NERSP PCL 16 – ROSEVILLE GOLFLAND SUNSPASH BUMPER CAR ARENA – FILE #PL20-0108** subject to eighteen (18) conditions of approval; and

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION (PL20-0108)

- 1. This Conditional Use Permit Modification (CUPMOD) approval shall be effectuated with the effectuation of the Design Review Permit Modification (DRPMOD) requested in this application (PL20-0108). (Planning)
- 2. The project is approved as identified in Exhibits A and B and as conditioned or modified below. (Planning)
- 3. All conditions of approval from previously modified entitlements shall remain in effect unless modified herein. (All Departments)
- 4. The construction/equipment area of the park shall be maintained in a clean and orderly fashion. Materials and equipment are to be stored within an enclosed area and screened from view when not in use. (Planning)
- 5. Materials located on the site that are associated with a specific construction or maintenance activity shall be removed from the site or placed in the equipment yard within two weeks of completion of the construction/maintenance activity. (Planning)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION (PL18-0290)

- 1. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from this date, and if not effectuated shall expire on **September 10, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 10, 2023**. (Planning)
- 2. The project is approved as identified in Exhibits A and B and as conditioned or modified below. (Planning)
- 3. The project shall comply with all required environmental mitigation identified in the Roseville Golfland/Sunsplash Mitigated Negative Declaration (adopted 07/21/1994). (Planning)

4. All conditions of approval from previously approved entitlements shall remain in effect unless modified herein. (All Departments)
5. 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. (Public Works, Environmental Utilities, Electric, Finance)
6. 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. (Public Works)
7. 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 are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Public Works)
8. 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. (Public Works)

PRIOR TO ISSUANCE OF BUILDING PERMITS

9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
10. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
11. 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)
12. 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)
13. 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)
14. 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)
15. 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)

16. 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)

OTHER CONDITIONS OF APPROVAL

17. 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)
18. 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)

Exhibits

- A. Site Plan
- B. Bumper Car Arena Description

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.