

ITEM 6.1: Conditional Use Permit – 425 Clinton Avenue – Infill PCL 181 – Norcal Linen Supply – File # PL120-0156

REQUEST

The applicant requests approval of a Conditional Use Permit to establish a commercial laundry (linen supply) business in a General Commercial (GC) zone. The proposed hours of operation are Monday through Friday, 7 a.m. to 5 p.m. The business will not include any retail activity.

Applicant – DeVonne Gibson, Norcal Linen Supply
 Property Owner – Diane Studebaker, Diane J Studebaker Trustee

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Conditional Use Permit and approve the Conditional Use Permit subject to five (5) 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 project site is located at 425 Clinton Avenue, which consists of two parcels (APNs 014-252-020-000 and 014-252-021-000) totaling 0.35 acres. The site is located within the City’s Infill planning area, near the intersection of Clinton Avenue and Darling Way (see Figure 1). The site has a zoning designation of General Commercial (GC) and a General Plan land use designation of Community Commercial (CC). Surrounding uses include a four-plex to the north, open space to the east, an office building and open space to the south, and an automotive repair use to the west across Clinton Avenue. The site is developed with an approximate 7,000–square-foot industrial warehouse building built over 30 years ago and an associated parking lot area. The site was formerly occupied by an automotive body shop and tow yard and is currently vacant.

Figure 1: Project Location



The applicant is requesting to establish a commercial laundry business at the project site. No modifications to the exterior of the building are proposed. The business, Norcal Linen Supply, has been established since December of 1999 and will be relocating from its current location at 701 Oak Street in Roseville to 425 Clinton Avenue. The business is a commercial linen and laundry supplier that is entirely delivery-based; it does not include any retail activity. Per the Zoning Ordinance, commercial laundry facilities, which include linen supply, require approval of a Conditional Use Permit (CUP) in the GC zone district. The CUP allows the Planning Commission the opportunity to review the project's compatibility with uses in the project area.

EVALUATION

As mentioned above, a CUP is requested to establish the commercial laundry use in the GC zone district. The Norcal Linen Supply operations plan is provided as Exhibit A and project plans are provided in Exhibit B. Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***italicized, bold print*** and are followed by an evaluation of the proposal in relation to each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.

The project site has a land use designation of Community Commercial (CC). The site is located within the Infill area of the City and not within a Specific Plan area. The CC land use designation is typically intended to provide for a broad range of goods and services. While not listed specifically as a primary use in the General Plan, the City's Zoning Ordinance conditionally permits commercial laundry facilities in the CC and GC zone districts. The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of commercial laundry facilities through the Conditional Use Permit process; therefore, the proposed project is consistent with the General Plan.

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

The property has a zoning designation of General Commercial (GC). Commercial laundry facilities, including linen supply, are permitted in the GC zoning district with approval of a CUP. The Zoning Ordinance standards relevant to the project are the requirements for approval of a CUP, as discussed herein, and requirements for off-street parking.

Section 19.26.030 of the Zoning Ordinance regulates parking space requirements by use type; however, there is no explicit parking requirement for a commercial laundry use. For uses not specifically listed in Section 19.26.030, the Zoning Ordinance allows the Planning Manager to determine the number of parking spaces required based on common functional, product or compatibility characteristics and activities. Based on the operational description and project plans for Norcal Linen Supply, parking for the proposed use was determined using the General Industrial parking requirement, which is based on a ratio of one (1) space per 1,000 square feet. This amounts to seven (7) spaces for the project. This should be sufficient for the proposed use given that the business has six (6) employees and does not include any retail activity. The existing parking lot has adequate space to meet this requirement; however, Condition #4a requires that the parking lot be double-striped consistent with the Zoning Ordinance. In addition, the Zoning Ordinance states that all required parking spaces shall be made available for use by tenants, customers and visitors to the site at all times. However, the site has an existing gated entry and a six-foot tall chain-link fence with slats around the parking lot that will remain in place. Given that the proposed use does not consist of any retail activity or customer contact at the property, staff supports the location of the parking spaces.

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.

As described in the applicant's business description (Exhibit A), Norcal Linen Supply is a commercial laundry and linen rental service that delivers textiles and linens to customers' business locations. The business will occupy the existing building at the subject property. The building exterior consists of corrugated metal siding; no exterior modifications to the building are proposed. The building is approximately 7,000 square feet and will primarily be used to store and wash the linen supplies. The building will contain four washing machines and four dryers. Approximately 400 square feet of the building will be used as office space. Vehicle access to the site will be provided by the existing driveway along Clinton Avenue. As mentioned, the existing gate and fence around the parking lot will remain in place.

The proposed hours of operation are Monday through Friday, 7:00 a.m. to 5:00 p.m. The business consists of six employees, two of which are delivery drivers. The delivery drivers have daily established routes and the delivery vehicles consist of two cargo vans. The applicant has indicated that there will be no loading activities conducted prior to 8:00 a.m.

The project site is surrounded by a mix of residential and general commercial uses. No impacts to surrounding uses from noise are anticipated as the laundry services will be conducted within an enclosed building. However, Condition #5 has been included to ensure compliance with the City's Noise Regulation standards. Based on the proposed operations and with the conditions of approval, staff does not anticipate the use will 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.

CONCLUSION

Based on the analysis contained in this staff report and as conditioned, staff finds that the proposed use is consistent with the findings needed to approve the Conditional Use Permit and 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; and (e) The site can be adequately served by all required utilities and public services.

The project meets the above criteria for the following reasons and is therefore exempt from environmental review: (a) The general plan designation of Community Commercial allows for commercial laundry uses through the Conditional Use Permit process; (b) The project site is within city limits, is a total of 0.35 acres, and is surrounded by urban uses; (c) The project site is developed with an existing building and parking lot and does not contain habitat for endangered, rare or threatened species; (d) The proposed use is consistent with the land use designation and therefore will not have significant effects on traffic, noise, air quality, or water quality; and (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 September 25, 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.

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 **CONDITIONAL USE PERMIT – 425 CLINTON AVENUE – INFILL PCL 181 – NORCAL LINEN SUPPLY – FILE # PL20-0156** subject to five (5) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (FILE # PL20-0156)

1. This conditional use permit approval shall be effectuated within a period of two (2) years from **October 8, 2020** and if not effectuated shall expire on **October 8, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **October 8, 2023**. (Planning)
2. The project is approved as identified and shown in Exhibits A—B, and as conditioned or modified below. Any modifications to the operations shall require approval of a Conditional Use Permit Modification. (Planning)
3. The applicant shall submit plans to the Building Division and secure a building permit for a tenant improvement for the new use. The Conditional Use Permit shall be effectuated upon issuance of the building permit. (Building, Planning)
4. Parking lot design shall conform to the City’s design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
5. Operations shall be consistent with the City’s Noise Regulation standards (Roseville Municipal Code Chapter 9.24). (Planning)

EXHIBITS

- A. Operational Description
- B. 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.