

ITEM 5.2: Conditional Use Permit– 105 Ascot Dr. – INFILL PCL 191 – Paradise Laundry Expansion – PL20-0270

REQUEST

The applicant requests approval of a Conditional Use Permit to expand an existing legal nonconforming laundromat use into an adjacent tenant space. The expansion includes six (6) washers, six (6) dryers, and will provide one (1) employee. The proposed hours will be 6 AM to 10 PM, consistent with the current operation.

Applicant—Scott Agee, Agee Engineering
Owner—Deborah Dower, Paradise Laundry

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) 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 project site is located at 105 Ascot Dr., which consists of one parcel (APN 014-440-061-000) for a total of 0.28 acres. The site is located within the City's Infill area, near the intersection of Ascot Dr. and Sunrise Av. (Figure 1). The site has a General Plan land use designation of Community Commercial (CC) and a zoning designation of Neighborhood Commercial (NC). Surrounding uses include a restaurant to the north, small office buildings to the east and south, as well as additional restaurants and offices to the west of Ascot Dr. An existing single-family residential neighborhood is located approximately 180 feet to the south of the project site, along Cardinal Way. An existing 2,880 square foot building and parking lot with 13 spaces occupies the project site, with the existing Paradise Laundry facility in Suite A and a vacant Suite B (formerly a hair salon).

Figure 1: Project Location



The project proposes the expansion of the commercial laundry facility into the adjacent suite. If approved, the expanded use will occupy the entire building at 105 Ascot Dr. The business, Paradise Laundry, was purchased by the current owners in 2009; however, the site has been occupied by a laundromat use since the early 1970's. The business currently supplies 23 washing machines and 11 dryers for customer use, with no staff on site. The hours of operation for Paradise Laundry are currently 6 AM to 10 PM every

day. The proposed expansion would provide an additional six (6) washers and six (6) dryers, and increase the number of staff on-site to one employee. The intent of the expansion is to provide additional facilities, as well as reconfigure the layout to provide better flow of laundry traffic and additional seating. The proposed hours of operation would remain the same, and no modifications to the exterior of the building or the landscaping are proposed.

As discussed in the Evaluation section of this report, the existing commercial laundry is a nonconforming use in the NC zoning district. Therefore, in order to expand the use, approval of a Conditional Use Permit is required.

EVALUATION

According to the operational description provided by the applicant, the commercial laundry use in Suite A of 105 Ascot Dr. has been in operation since September of 1972. However, commercial laundries are not permitted with the Neighborhood Commercial (NC) zoning designation. The project requests a Conditional Use Permit to expand the laundry use to the adjacent suite, with the intent of occupying the entire building at 105 Ascot Dr. Per Section 19.24.020 (B) (3) of the City of Roseville Zoning Ordinance, a nonresidential, nonconforming use in a commercial zone may be expanded or modified provided that a Conditional Use Permit is first secured.

The three findings for approval of a Conditional Use Permit, as provided by Section 19.78.060 (A) of the Zoning Ordinance, are listed below in ***italicized, bold*** text and are followed by an evaluation of the proposed project 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.***
- 2. The proposed use or development conforms with all applicable standards and requirements 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.***

Land Use and Zoning Compatibility

The project site has a land use designation of Community Commercial (CC), and a zoning designation of Neighborhood Commercial (NC). The CC land use designation is intended to provide for a broad range of goods and services. While not specifically listed as a primary use in the General Plan, the City's Zoning Ordinance conditionally permits commercial laundry facilities in some commercial districts, such as the CC and GC zones. The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of commercial laundry facilities. However, these facilities are not permitted in the NC zone district.

As previously stated, a commercial laundry facility was first established at the 105 Ascot Dr. site in September 1972. According to the Zoning Ordinance Section related to the expansion of a nonconforming use (Section 19.24.020 (B)(3)), a nonconforming use that is not residential in nature may be expanded or modified provided that a Conditional Use Permit is first secured.

The project request includes the expansion of the existing laundry facility into the adjacent suite at 105 Ascot Dr., with very little exterior modification and no change to the building footprint proposed (exterior conditions can be found in the photographs included as Attachment 1). With the requested Conditional

Use Permit, the City can regulate the hours and other operational conditions to ensure that the use remains compatible with the surrounding neighborhood. As laundry facilities are considered conditionally compatible in other commercial zones, and the Zoning Ordinance allows the expansion of nonconforming uses with a Conditional Use Permit, the request is consistent with the General Plan and Zoning Ordinance with the recommended conditions of approval applied.

Design and Operation

As described in the applicant's business description (Exhibit A), Paradise Laundry is a commercial laundry facility. The applicant first purchased the business in 2009 in the existing location, and seeks to expand the operation into the adjacent suite. No exterior modifications to the building are proposed beyond standard tenant improvements. The building is approximately 2,880 square feet, and if the expansion request is approved, will accommodate a total of 29 washers and 17 dryers. The existing parking lot for the building, which includes 13 parking spaces, will meet the parking requirement of 10 parking spaces (1 per 300 square feet, for personal services).

The proposed hours of operation for the facility are 6 AM to 10 PM daily. This is consistent with the current operation of Paradise Laundry. Future changes to the hours of operation for the facility will require a modification of the Conditional Use Permit.

The project site is surrounded by a mix of residential and commercial uses. No impacts to surrounding uses are anticipated as the laundry facility will continue to be conducted within an enclosed building. Condition #4 has been included to ensure compliance with the City's Noise Regulation standards. Based on the proposed operations and with the conditions of approval in place, staff does not anticipate that 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 to public or private property or improvements.

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 Planning Commission hearing was published on February 12, 2021, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

Based on the analysis included in this staff report and as conditioned, the project is consistent with the requirements of the General Plan and Zoning Ordinance, and the required findings for the Conditional Use Permit 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 15303, which exempts the new construction or conversion of small structures.

RECOMMENDATION

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

- A. Adopt the findings of fact as stated in the staff report and approve the **CONDITIONAL USE PERMIT – 105 ASCOT DR.– INFILL PCL 191 – PARADISE LAUNDRY EXPANSION– PL20-0270** subject to four (4) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT FILE # PL20-0270

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **February 25, 2021** and if not effectuated shall expire on **February 25, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **February 25, 2024**. (Planning)
2. The project is approved as 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 expanded use. The Conditional Use Permit shall be effectuated upon issuance of the Building Permit. (Building, Planning)
4. Operations shall be consistent with the City's Noise Regulation standards (Roseville Municipal Ordinance Chapter 9.24). (Planning)

Attachments

1. Exterior Photos of Existing Condition

Exhibits

- A. Operational Description
- B. Project Plans

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.