

**ITEM 6.1:**      **Administrative Permit – 2300 Pleasant Grove Boulevard – WRSP PCL W-33 – Village Westpark Parking Reduction – File #PL22-0135**

**REQUEST**

The project is a request for an Administrative Permit for a parking reduction to allow an additional 8% reduction based on the existing and proposed mix of uses within the Village Westpark center.

Applicant/Property Owner – Juli Hilton, Creekview Investments, LLC

**SUMMARY RECOMMENDATION**

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

1. Adopt the three (3) findings of fact and approve the Administrative 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 all recommended conditions of approval.

**BACKGROUND**

The project site is located on Parcel W-33 in the West Roseville Specific Plan (WRSP), at the southeastern corner of Pleasant Grove Boulevard and Village Plaza Drive. The site consists of a 3.09-acre parcel within the Village Center area of the WRSP (see Figure 1). The 120-acre Village Center was envisioned to be an interactive mixed-use neighborhood, and consists of land uses including medium density residential, community commercial, and public/quasi-public uses. Buildout of the Village Center was completed with the development of the subject parcel in 2021. The subject parcel has a zoning designation of Community Commercial with a Special Area overlay of the West Roseville Specific Plan (CC/SA-WR) and a land use designation of Community Commercial/Village Center (CC/VC). The site is adjacent to medium density residential uses to the northeast across Emerald Park Lane, Nela Luken Park to the northwest, medium density residential uses across Village Plaza Drive to the southeast, and medium density residential uses and St. John's church across Pleasant Grove Boulevard to the southwest.



In December 2019, the Planning Commission approved a Design Review Permit (file #PL19-0158) to allow Parcel W-33 to be developed with four buildings totaling 25,200 square feet, along with associated parking, lighting, landscaping, and an outdoor patio area. Concurrent with the DRP approval, a Tentative Parcel Map was approved to subdivide the parcel into two lots as well as an Administrative Permit for a

9% parking reduction (or 15 spaces) based on the proposed mix of uses. The approved site plan is included as Attachment 1 for reference. The project was constructed in two phases: Phase 1 included a 5,900 sq. ft. restaurant and 3,300 sq. ft. café (both of which have been in operation for the past 6 to 9 months); and Phase 2 included two multi-tenant buildings, A and B, totaling 16,000 sq. ft. Buildings A and B are constructed and several of the tenant spaces are either occupied and in operation, or have signed leases and are in the process of obtaining building permits for tenant improvements. Buildings A and B consist of neighborhood-serving uses consistent with the Village Center Plan, including personal services, medical office uses, and fitness uses.

The Village Center was envisioned as a pedestrian friendly environment with an interactive mixed-use neighborhood. As such, one of the planning principles of the Village Center is to create a pedestrian friendly, walkable community that emphasizes the pedestrian over the automobile. One of the justifications of the original parking reduction approval for the center was based on the project's close proximity to residential uses, which increases the viability of walking, bicycling, and transit as transportation options, and therefore leads to a lower demand for parking when compared to typical commercial centers. In addition, the expected hours of operation for the tenants were not expected to result in a conflict during the center's anticipated peak hours (e.g., the hours of 6 p.m. to 10 p.m. for the restaurant and café uses), as many of the businesses were expected to be closed during that time.

Parking for Buildings A and B was originally based on the parking requirement for shopping centers, which is one (1) space per 200 square feet. As tenant spaces are leased, each tenant utilizes the parking requirement for that use as outlined in Chapter 19.26 (Off-street Parking and Loading) of the Zoning Ordinance. For this particular center, a 10% parking reduction has been applied to each use to be consistent with the original parking reduction approval. At this time, the property owner is requesting to open a quick service restaurant in an approximate 1,250-square-foot tenant space in Building B (suite 120), which is one of the last remaining tenant spaces in the center. The Zoning Ordinance considers this to be a convenience eating and drinking establishment use type, and the parking requirement is one (1) space per 100 square feet (or 1:110 with the approved parking reduction). Based on the proposed mix of uses including the quick service restaurant, the applicant is requesting a parking reduction of an additional 19 spaces. This 19-space reduction is in addition to the prior 15-space reduction, resulting in a total reduction of 34 spaces. This is equivalent to an additional 8% parking reduction. Administrative Permits for parking reductions are typically approved at the staff level. However, parking reductions for eating and drinking establishments are to be approved by the Planning Commission per Section 19.26.030(C)(4) of the Zoning Ordinance.

## **EVALUATION**

Section 19.78.060(A) 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*** text and are followed by an evaluation 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/Village Center (CC/VC). The CC land use designation is intended for retail stores and businesses selling a full range of goods and services (including restaurants). In addition, the WRSP Village Center plan includes a list of uses permitted on Parcel W-33, which includes eating and drinking establishments. Given that the proposed uses include retail, service and a convenience restaurant, the uses are consistent with both the General Plan and the WRSP.

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

Section 19.26.030(C)(3) of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating parking reductions. It states that when an application for a parking reduction is filed, the applicant has the burden of proof for providing documentation substantiating the request. Reduced parking shall only be approved by the Planning Commission if four (4) criteria can be met. The required criteria are listed below in *italics* and are followed by an evaluation.

- a) *A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses.*

The Village Westpark center was developed with a total of 157 parking spaces. Table 1 below identifies the current parking requirement for each building based on the existing and proposed use types. A 10% reduction has been applied for each ratio to reflect the prior parking reduction. There are currently three vacant tenant spaces in Building B that have not signed leases yet, represented by *italicized* font. The quick service restaurant is proposed to occupy one of these spaces (suite 120), while the remaining two suites (suites 140 and 150) will potentially be occupied by a chiropractic practice and a retail or personal services use type. The current demand of all existing and proposed uses is 191 spaces, resulting in a shortfall of 34 spaces or approximately 18%. This is 19 spaces more than the original parking reduction approval.

**Table 1: Parking Requirements by Use**

Address	Business Name	Use Type	Gross Floor Area	Ratio	Parking Required	Notes
2320 Pleasant Grove	kitchen747	Restaurant	5,900	1/110	54	Operating
2330 Pleasant Grove	MoJoe's Café	Restaurant	3,300	1/110	30	Operating
<b>2340 Pleasant Grove (Building A)</b>						
#110	Orthodontist	Medical Services, General	2,400	1/165	15	Lease signed
#130	Nail Salon	Personal Services	1,246	1/330	4	Tenant Improvement (TI) Issued
#140	Pleasant Grove Veterinarian	Veterinarian	2,171	1/165	13	TI Issued
#160	Realtor Office	Office	1,035	1/275	4	Operating
<b>2310 Pleasant Grove (Building B)</b>						
#110	Barber	Personal Services	1,050	1/330	3	Lease signed
#120	<i>Taco Shop</i>	<i>Convenience</i>	1,257	1/110	11	<i>Potential Lease</i>
#130	Westpark Yoga & Movement	Indoor Sports & Recreation	1,313 (1,000 floor area)	1/55 per floor area	18	TI in review
#140	<i>Chiropractor</i>	<i>Medical Services, General</i>	1,257	1/165	8	<i>Potential Lease</i>
#150	<i>Vacant</i>	<i>Retail or Personal Services</i>	1,077	1/330	3	<i>Potential Retail or Personal Services</i>
#160	F45 Training	Indoor Sports & Recreation	2,577	1/55 and 1/165	29	Operating (1,400 sf for exercise at 1/55 and 600 sf at 1/165)
<b>Total Parking Required</b>					<b>191</b>	
<b>Total Provided</b>					<b>157</b>	
<b>Deficit</b>					<b>-34</b>	

The applicant prepared a parking survey of the center that observed the number of available parking stalls over a two-week period, from Monday, April 11<sup>th</sup> to Sunday, April 24<sup>th</sup>, 2022 between the hours of 11 a.m. to 9 p.m. (see Attachment 2). Of the list of uses, kitchen747, MoJoe's Café, F45 Fitness, and the realtor's office are currently in operation. These uses account for 117 of the total parking spaces required, or 75%. However, based on the parking survey, the applicant found on average 61 parking spaces were utilized and 96 parking spaces were available at any given time. This demonstrates that the total parking allocated to these uses exceeds their actual parking demands. This is due in part to the operational hours of F45 Fitness, which holds group fitness classes four times on weekdays (5 a.m., 6 a.m., 9:15 a.m., and 5:30 p.m.) and two times on Saturdays and Sundays (8 a.m. and 9:15 a.m.). In addition, although F45 Fitness is allocated 29 spaces, the business typically requires only 10 to 15 spaces based on class sizes. As a result, this frees up parking spaces for the restaurant uses during evening hours from 5 p.m. to 9 p.m.

Staff reviewed previous parking reductions approved for centers with a similar mix of uses and found that peak times of use for restaurants are typically midday (11 a.m. to 2 p.m.) and evenings (5 p.m. to 9 p.m.), with Friday and Saturday evenings being the busiest. Therefore, it is anticipated the proposed quick service restaurant, which will be a taco shop, will also have its greatest demand for parking during these times. The results of the parking survey for the project show that on average 113 spaces (or 72%) were available between 11 a.m. to 2 p.m. and 82 spaces (or 52%) were available between 5 p.m. to 9 p.m. Therefore, there is a sufficient number of parking spaces to accommodate the proposed quick service restaurant and the remainder of the uses, which require a total of 74 spaces combined. Based on these factors, the number of spaces that are generally available throughout the day will meet the greatest parking demand for all of the businesses located within the center.

*b) Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them.*

Based on the operational details provided by the applicant (Exhibit A), the hours of operation for the proposed quick service restaurant is anticipated to be Sunday through Thursday, 11:00 a.m. to 9:00 p.m. and Friday through Saturday, 11:00 a.m. to 10:00 p.m. The proposed restaurant will be a taco shop with 3 to 4 employees at any given time. The tenant space is 1,250 square feet and approximately 450 square feet will be used as a dining/waiting area for customers. It is anticipated the taco shop would have the greatest parking demand during lunch and dinner hours. However, given the small size of the tenant space and the nature of the use, staff does not foresee a significant number of stalls needed for this use.

Staff does not anticipate a conflict between the uses on the site based on the offset hours of operation. When the peak times for the restaurant uses occur during the evening hours, many of the remaining uses in the center will be closed. The only overlapping peak use times would be lunchtime, potentially between 11 a.m. to 2 p.m. However, according to the parking counts collected during the survey, an average of 113 parking stalls are available during these hours. During all other restaurant peak use times (e.g., 5 p.m. to 9 p.m.), there will also be ample parking available, given that these times are outside the normal operational hours of other tenants. Consistent with the original parking reduction, the applicant has indicated that the hours of operation for the remainder of the tenants in Buildings A and B are expected to be until 5 p.m. or 6 p.m. Accordingly, based on the operations of existing businesses and the availability of parking, staff believes there is sufficient parking within the center to support the proposed mix of uses.

*c) Overflow parking will not impact any adjacent use.*

There are existing reciprocal access and parking agreements in place for the center. The Zoning Ordinance does not permit designating or reserving parking spaces for specific uses within a center or complex. Although tenants will have a number of stalls allocated to them, there is no designated parking within the center. As such, patrons of the center can use any available stalls

located on-site. It is not anticipated that overflow parking will occur due to the operational characteristics of the mix of uses and pedestrian-oriented concept of the Village Center. However, should additional parking be needed, on-street parking is allowed along Emerald Park Lane and Village Plaza Drive immediately adjacent to the project site. Similar parking situations currently exist along these streets adjacent to the existing residential projects.

- d) *Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.*

As mentioned above, there are existing reciprocal access and parking agreements in place to ensure the access and parking spaces are shared among the center. Conditions of approval to this Administrative Permit indicate that the permit will no longer be valid if the mix, square footage, and operating characteristics described herein are changed.

- 3. *The location, size, design, and operating characteristics of the 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 request for a parking reduction is based on the fact that there is a surplus of parking located throughout the center at all times, as evidenced by the parking surveys. As discussed above, a sufficient number of spaces are provided to meet the greatest parking demand of the participating uses, and the nature of the uses and times when the uses operate demonstrate the lack of potential conflict between them. Staff finds the project 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.

### **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. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on July 2, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. Staff received an inquiry from a resident who received the public hearing notice asking for clarification on the project description. No other comments have been received as of publication of this report.

### **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alterations to Land Use Limitations, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with the exemption classification, the project does not result in any changes in land use or density.

### **RECOMMENDATION**

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

1. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE PERMIT – 2300 PLEASANT GROVE BOULEVARD – WRSP PCL W-33 – VILLAGE WESTPARK PARKING REDUCTION – FILE #PL22-0135** subject to four (4) conditions of approval.

**CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT – FILE #PL22-0135**

1. This Administrative Permit for a reduction of thirty-four (34) spaces is approved based on the proposed mix, square footage, and operating characteristics of tenants and tenant spaces, as described in this staff report and in Exhibit A, and as conditioned below. Should the proposed restaurant vacate the space or modify their operations, the parking reduction will no longer be valid. (Planning)
2. This Administrative Permit approval shall be effectuated within a period of two (2) years from **July 14, 2022** and if not effectuated shall expire on **July 14, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **July 24, 2025**. (Planning)
3. The applicant shall submit plans to the Building Division and secure a building permit for any proposed tenant improvements. (Building)
4. All parking spaces within the Village Westpark shall be kept free and clear for parking of patrons and employees at all times. No construction materials or storage containers shall occupy required parking spaces. (Planning)

**ATTACHMENTS**

1. Site Plan
2. Parking Survey

**EXHIBIT**

- A. Description of Use

**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.