

ADMINISTRATIVE PERMIT STAFF REPORT

Prepared by:

K. Shallow

Kinarik Shallow, Assistant Planner

Approved by:

Gregory W. Bitter

Gregory W. Bitter, Planning Manager

Date: April 4, 2018

PROJECT DESCRIPTION

Applicant: Robert O'Hare, Sutter Health

Property Owner: Laith Hermiz, Agree Roseville CA, LLC

Date Filed: September 21, 2017

File Number: PL17-0275

Project Name, Address: WRSP PCL F-35 – Sutter Health Parking Reduction, 2050 Blue Oaks Boulevard

Request: The applicant requests approval of an Administrative Permit for a parking reduction of twenty-seven (27) spaces to accommodate a new medical office use with ambulatory outpatient services in an existing building.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with the exemption classification, the project involves mostly interior tenant improvements to the existing building.

Figure 1: Project Site



BACKGROUND

The project site is located at 2050 Blue Oaks Boulevard, on the corner of Fiddymment Road and Blue Oaks Boulevard, within the West Roseville Specific Plan (Figure 1). The 2.02-acre parcel has a zoning designation and General Plan land use designation of Community Commercial (CC). The site is surrounded by a vacant CC parcel to the north and west (Parcel F-30), Fiddymment Road to the east, and Blue Oaks Boulevard to the south.

The subject parcel is developed with a 15,791 square-foot building with associated site improvements including parking, lighting, and landscaping. The Design Committee approved the construction of the building and associated site improvements on February 21, 2008 (file #2007PL-184). The building was originally developed for Longs Drugs, however it was never occupied and is currently vacant.

Sutter Health will be occupying the building as a medical office with ambulatory outpatient services. No work is being proposed on the exterior of the building, with the exception of minor parking lot striping. The Zoning Ordinance parking requirement for a medical office use is 1 space per 150 square feet of building square footage. Based on the square footage of the building (15,791 sq. ft.), a total of 105 parking spaces is required for the use. The parking lot is currently developed with 72 spaces. Sutter is proposing to add eight (8) spaces but will be eliminating two (2) existing spaces, resulting in an overall net gain of six (6) spaces for a total of 78. This results in a shortfall of 27 spaces. Therefore, the applicant is requesting an Administrative Permit to allow a 27 space parking reduction for Sutter to locate at the subject property.

EVALUATION AND FINDINGS

Section 19.26.030.C.3 of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating Parking Reductions for an Individual Use. An applicant may apply for an Administrative Permit to allow a parking reduction for an individual use where they believe the number of parking spaces required for their use as specified in the Zoning Ordinance is not applicable because their use functions differently than the generic use type and associated parking standards. The applicant has the burden of proof for providing documentation substantiating their request. The approving authority shall only approve reduced parking if the criteria in ***bold, italics*** below are met.

- 1. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate.***

Sutter will utilize the 15,791 square-foot building as a medical office with ambulatory outpatient services. The medical office will have 14.5 Full Time Equivalent (FTE) providers, 29 exam rooms with two (2) procedure rooms and one (1) consult room. Two existing parking spaces in front of the building entrance will be eliminated to accommodate the proposed ADA stalls. There is an existing drive-thru located south of the building that will not be used for Sutter's operations. Thus, four (4) parking spaces are proposed to be located in this area. An additional four (4) spaces will be added in the existing drive aisles along the northern property line.

Fehr & Peers provided a parking study of a comparable Sutter Health facility located at 3288 Bell Road in Auburn, CA (Attachment 1). This location was chosen based on its similar size and operations. The building is 18,906 square feet and has 14 FTE providers. As demonstrated by the parking study, the peak hour for parking demand over a two-day period was at 10:00am. The maximum number of spaces utilized at this peak hour was 70 spaces out of the 94 spaces provided at the site, or 3.7 spaces per ksf (70 spaces / 18.91 ksf). The peak parking demand for the proposed Roseville location is expected to be similar to the Auburn location given the similarity in size, range of health care services provided, and general location. However, the proposed Roseville facility would provide 18 percent more providers in the same amount of building square footage as compared to the Auburn facility. To ensure a reasonably conservative assessment of peak parking demand at the Roseville facility, the peak parking demand rate

of 3.7 spaces observed at the Auburn facility was increased 18 percent to 4.37 spaces. Based on this peak parking demand rate, the Roseville facility is expected to have a peak parking demand of 69 spaces (4.37 spaces x 15.79 ksf). As such, staff anticipates that the 78 spaces proposed at the Roseville location are sufficient to meet the parking demands of the use.

2. Overflow parking will not impact any adjacent use.

The site is accessed via two driveways. Both driveways are shared by the subject site and the adjacent parcel F-30, which is currently vacant and undeveloped. The internal site circulation consists of one drive aisle located at the northern portion of the site (off of Fiddymont Road), two drive aisles at the western portion of the site (in front of the building), and a drive-thru located along the eastern and southern sides of the building. As mentioned above, the drive-thru area on the southern side will include four (4) new parking spaces.

The undeveloped parcel F-30 surrounds the subject property on the north and west. A condition was included in the original Design Review Permit approval requiring a reciprocal access agreement between parcels F-30 and F-35. The applicant is proposing to add four (4) parking spaces in the existing drive aisles along the northern property line, which would conflict with the future planned driveway and the reciprocal access. Therefore, condition #3 is included requiring these spaces be removed once the adjacent parcel F-30 is developed. Additionally, to ensure adequate parking is provided to meet the needs of Sutter, condition #4 requires a parking survey be prepared and provided to the Planning Division twelve (12) months after the date of Sutter's opening.

PUBLIC OUTREACH

- The application was routed to applicable City departments for review. There were no additional comments or issues raised by other City departments.
- A Notice of Intent to Approve the proposed project was distributed to property owners within 300 feet of the project site and to the applicable Neighborhood Associations. The last day to request a public hearing was March 30, 2018. No comments or issues were raised by adjacent property owners or interested individuals.

NOTICE OF ACTION

The Administrative Permit is hereby approved, as the required findings can be made based on the foregoing analysis, and as conditioned below.

CONDITIONS FOR PL17-0275

1. This Administrative Permit for a reduction of twenty-seven (27) spaces is approved based on the square footage and operating characteristics of Sutter Health, as described in this staff report and in Exhibit A and as conditioned below. Any modification to the operation plan, floor plan, and/or hours of operation shall require approval from the Planning Division. Should Sutter Health 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 **April 4, 2018** and if not effectuated shall expire on **April 4, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **April 4, 2021**. (Planning)
3. The four (4) parking stalls added in the existing drive aisles along the north property line shall be removed once the adjacent parcel F-30 is developed to provide reciprocal access between the parcels. (Planning)

4. The applicant shall prepare a parking survey of the site twelve (12) months after the date of opening to ensure adequate parking is provided. This parking survey shall be provided to the Planning Division. (Planning)
5. 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 have a 6" 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)
6. The applicant shall submit plans to the Building Division and secure a building permit for any proposed tenant improvements. (Building)

APPEAL REQUIREMENTS:

Appeal Procedure: The decision of the Planning Manager is final unless appealed. Persons dissatisfied with the Planning Manager's decision may appeal it to the Planning Commission by filing a written appeal, with the associated appeal fee, within 10 calendar days of the date of Administrative Permit approval. All appeals shall be filed with the Planning Division. You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issue you believe to be wrongly decided.

Attachment

1. Fehr & Peers Parking Study

Exhibits

- A. Site Plan



December 29, 2017

Mr. Robert O'Hare
Senior Project Manager
Facility & Property Services, Sutter Health
4 Medical Plaza Drive
Roseville, CA 95661

Subject: Parking Study for Proposed Medical-Office Building on Blue Oaks Boulevard in Roseville, CA

Dear Mr. O'Hare:

We have completed a parking study for the above referenced project. This study was necessary because the proposed project would provide 4.88 spaces per thousand square feet (ksf) of floor space, which is less than the City of Roseville code requirement of 6.67 spaces per ksf.

Project Description

The proposed project would be situated at 2050 Blue Oaks Boulevard. It would occupy a vacant building in the northwest quadrant of the Blue Oaks Boulevard/Fiddymont Road intersection. Per information provided by Sutter Facility and Property Service (FPS), the proposed project would consist of the following:

- 16,593 square feet
- 14.5 Full Time Equivalent (FTE) providers (ratio of 1,144 square feet per FTE provider)
- 29 exam rooms plus two procedure rooms and one consult room

The project site plan (*2050 Blue Oaks Blvd MOB*, HGA, August 28, 2017) that accompanied the application to the City of Roseville shows 81 total parking spaces including 11 that are ADA/accessible.

Selection of Comparable Facility for Parking Occupancy Measurements

Sutter FPS provided data for the following four generally comparable facilities that were considered for performing parking occupancy measurements:

- 3288 Bell Road in Auburn (at the corner of Bell Road and Blue Oaks Drive)
- 5765/5767 Greenback Lane in Sacramento County
- 2575 East Bidwell Street in Folsom
- 685 Twelve Bridges Drive in Lincoln



The Sutter facility on Bell Road in Auburn was chosen as the most similar stand-alone medical-office building to survey. It consists of 18,906 square feet and has 14 FTE providers. It provides a range of health care services that is similar to the proposed project. The other facilities either had a different mix of providers and/or shared parking arrangements with other non-Sutter health providers (meaning accurate parking demand measurements could not be collected).

Parking Occupancy Surveys at Sutter Facility on Bell Road in Auburn

We collected parking occupancy data at the Sutter facility on Bell Road in Auburn on Tuesday, December 12, 2017 and Wednesday, December 13, 2017. Sutter FPS reports that this facility experienced typical operations during both count days with normal staffing levels and patient visits.

Each day, we recorded the number of parked vehicles on an hourly basis from 8 AM to 5 PM inclusive. This facility consists of 84 general use off-street parking spaces, 4 accessible off-street spaces, and 6 reserved off-street spaces. On-street parking is also available along Blue Oaks Drive. Table 1 shows the results.

Table 1 – Parking Occupancy at Sutter Facility at 3288 Bell Road in Auburn										
Time	Tuesday, December 12, 2017					Wednesday, December 13, 2017				
	General Use	ADA	Reserved	On-Street	Total	General Use	ADA	Reserved	On-Street	Total
8 AM	37	4	1	0	42	41	0	1	0	42
9 AM	52	3	4	0	59	55	4	2	0	61
10 AM	61	4	5	0	70	62	3	4	0	69
11 AM	58	4	6	0	68	62	2	5	0	69
12 PM	47	3	3	1	54	46	2	1	0	49
1 PM	45	2	4	0	51	42	1	2	0	45
2 PM	56	0	5	0	61	53	2	4	0	59
3 PM	53	1	4	1	59	53	3	3	0	59
4 PM	46	3	2	0	51	41	1	2	1	45
5 PM	32	1	0	0	33	28	1	0	1	30

Note: Bolded values represents peak occupancy.
 Facility consists of 84 off-street parking spaces, 4 accessible spaces, and 6 reserved spaces plus 230 feet of on-street parking on the west side of Blue Oaks Drive.



The data in Table 1 reveal the following:

- The two count days were very similar in terms of peak parking occupancy. A maximum of 70 spaces were occupied at 10 am on December 12th while a maximum of 69 spaces were occupied at both 10 and 11 am on December 13th.
- The Sutter facility on Bell Road in Auburn experienced a peak parking demand of 3.7 spaces per ksf (70 spaces divided by 18.91 ksf). This facility provides 4.97 spaces per ksf (excluding on-street parking), meaning that about three-fourths of parking spaces were occupied during the peak condition.
- During peak periods, nearly all ADA/accessible and reserved (for patients) spaces were utilized.

Expected Peak Parking Demand at Sutter Facility on Blue Oaks Boulevard in Roseville

Given the similarity in size, range of health care services provided, and general location between the existing Auburn and proposed Roseville Sutter facilities, their peak parking demands are also expected to be similar. However, the Sutter Roseville facility would provide 18 percent more providers in the same amount of square footage as compared to the Auburn facility. Accordingly, to ensure a reasonably conservative assessment of peak parking demand at the Roseville facility, the peak parking demand rate of 3.7 spaces observed at the Auburn facility was increased 18 percent.¹

The Sutter Facility proposed at 2050 Blue Oaks Boulevard is expected to have the following peak parking occupancy:

- $4.37 \text{ spaces}^2 \text{ per ksf} \times \frac{15.79}{16.59} \text{ ksf} = 73 \text{ spaces}$

Since the proposed project would have ~~81~~⁷⁸ spaces, a maximum of ~~90~~⁸⁸ percent of spaces would be occupied during the busiest hour of a typical weekday.

Therefore, this study concludes that the proposed parking supply at the Sutter facility at 2050 Blue Oaks Boulevard would be adequate to accommodate the anticipated peak weekday parking demand (provided that this facility provides a range of health care services and has FTE provider hours/shifts that are similar in nature to the Sutter facility on Bell Road in Auburn).

Please call or email us with any questions or comments regarding this analysis.

¹ This methodology essentially represents peak parking demand as being dependent on the number of health care providers instead of building square footage. We have applied this same methodology to other medical-office projects in Roseville, most notably the Kaiser Permanente Cirby-Riverside Campus expansion.

² Calculated as $3.7 \times 1.18 = 4.37$

Mr. Robert O'Hare
Facility & Property Services, Sutter Health
December 29, 2017
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Sincerely,

FEHR & PEERS

A handwritten signature in black ink, appearing to read 'JG'.

John Gard, P.E.
Principal



1200 R Street, Suite 100
Sacramento, California 95811
Telephone 916 787 5100

FILE COPY
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FFR 06 2018

Planning Division

SUTTER HEALTH

2050 BLUE OAKS BLVD. SITE & TENANT IMPROVEMENTS

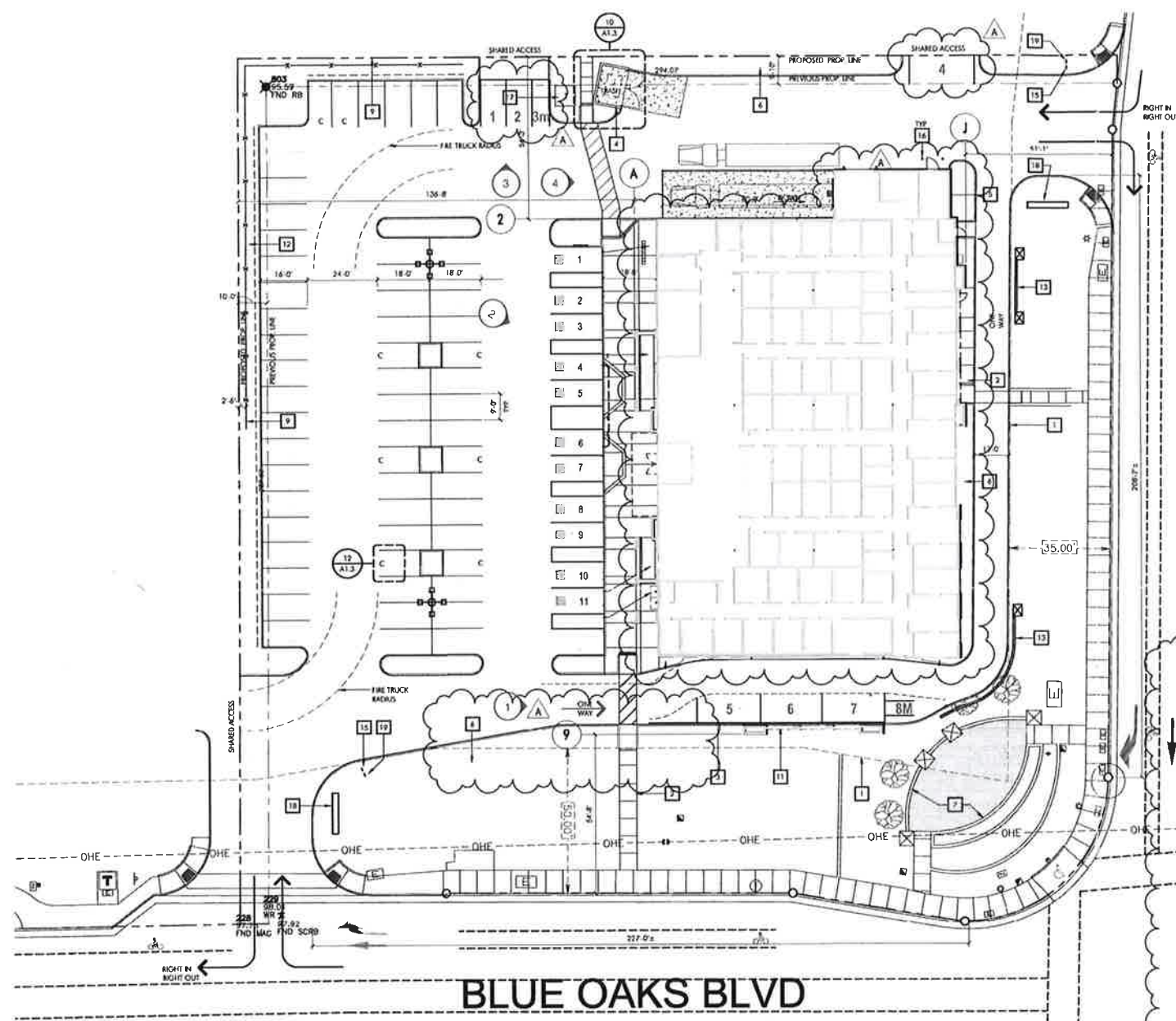
KEYNOTES

1. BUILDING & LANDSCAPE SETBACK LINE
2. CONC WALK
3. BUILDING / ROOF ABOVE
4. TRASH ENCLOSURE
5. PREFAB ELECTRICAL ROOM - SEE ELECTRICAL
6. LANDSCAPE
7. EXISTING CORNER GATEWAY WALLS & PAVING
8. CART STORAGE
9. SITE LANDSCAPE FENCE (SEE LANDSCAPE)
10. VENDING - BY OTHERS
11. STONE SCREEN WALL TO BLOCK VIEW OF CARS
12. CAR OVERHANG
13. SPLIT FACE CMU WALL
14. BICYCLE RACK - 3 STALLS MIN
15. HANDICAP SIGN
16. BOLLARD
17. CONC PAD FOR TRANSFORMER, SEE ELECT
18. MONUMENT SIGN BY OTHERS
19. PRIVATE PARKING SIGN

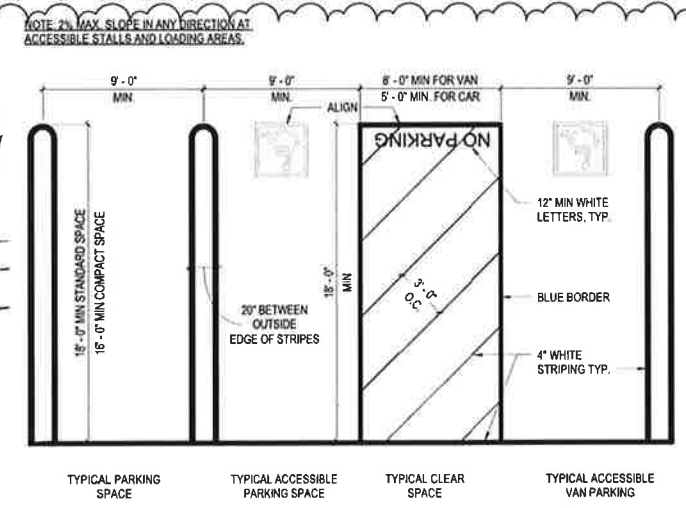


VIEW OF EXISTING LOADING DOCK

FIDDYMENT



1 SITE PLAN
1" = 20'-0"



2 TYPICAL PARKING SPACES
1/4" = 1'-0"

Landscape Easement
Specific Plans Design Guidelines
p12-5 & 12-6

Blue Oaks - 50'-0"
Fiddyment - 35'-0"

Zoning Ordinance
p88 Med Service General 1 per 150 sq ft

15,791 sq ft / 150 = 105 spaces

72 Originally provided

Parking count:
Existing + Accessible + Additional
59 + 11 + 8 = 78 Spaces Total

Total Parking

72 Existing Spaces

+8 New Spaces (2 Motorcycle)

-2 Lost Spaces

78 Spaces in new layout

Accessible Parking Requirements

CBC 11B-208.2.1 Hospital Outpatient Facilities. Ten percent of patient and visitor parking spaces provided to serve hospital outpatient facilities shall comply with 11B-502.

78 spaces / 10 = 8 Accessible Spaces

11B-208.2.4 Van Parking Spaces. For every six or fraction of six parking spaces required by 11B-208.2 to comply with 11B-502, at least one shall be a van parking space complying with 11B-502.

8 Spaces / 10 = 2 Van Accessible Spaces

APPROVED BY
Planning Department

APR 04 2018

City of Roseville

City of Roseville

HGA NO: 2085-181-00

ARCHITECTURAL SITE PLAN

DATE: AUGUST 28, 2017

SCHEMATIC DESIGN

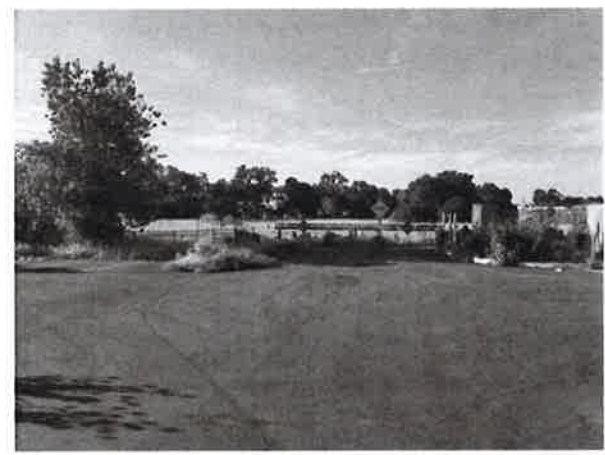
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1 VIEW OF EXISTING DRIVE THRU



2 VIEW OF EXISTING ACCESSIBLE STALLS



3 VIEW OF EXISTING SHARED DRIVE

AP-PR
2ND DIST
PL17-0275
WRSP PCL F-35 -
SUTTER HEALTH PARKING REDUCTION
2050 BLUE OAKS BL