

ITEM 5.2: **CONDITIONAL USE PERMIT – 10612 INDUSTRIAL AVENUE – NIPA PCL 55 – PLACER
DETAILING – FILE #PL23-0125**

REQUEST

The applicant requests approval of a Conditional Use Permit to allow auto detailing services in the General Industrial (M2) zone for Placer Detailing.

Applicant/Owner – Ryan Smith, Industrial Park Ventures LP

SUMMARY RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to three (3) 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 10612 Industrial Ave. and is identified as Parcel 55 in the North Industrial Plan Area. The site is approximately 1.55 acres in area and has a zoning designation of General Industrial (M2) a land use designation of General Industrial (IND) and is Lot 8 of the Roseville Commerce Center development (Figure 1)

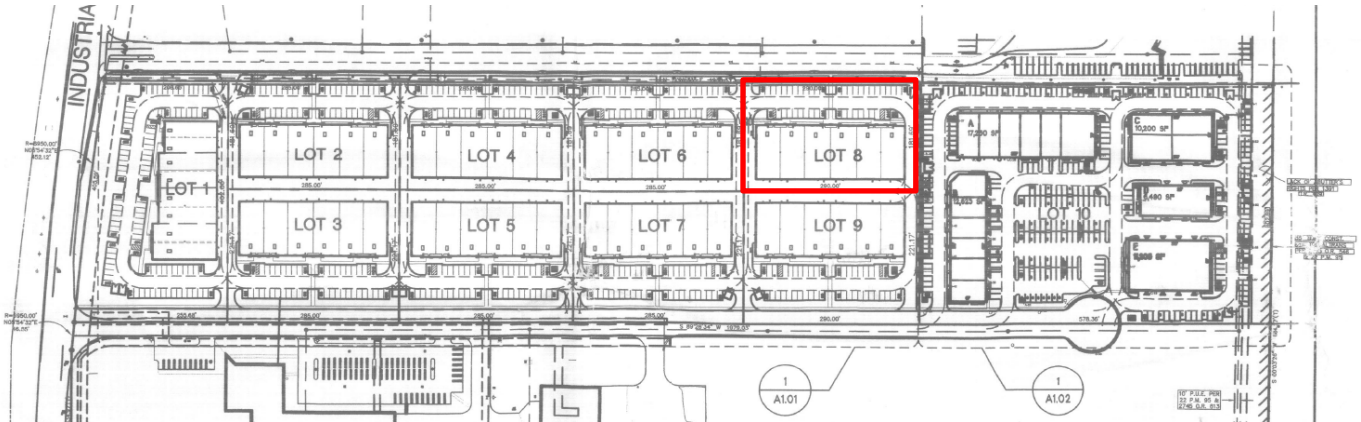
Figure 1 – Project Location



On May 13, 2004, the Planning Commission approved a Design Review Permit to allow construction of a nine building, 201,655 square foot, multi-tenant, light industrial and industrial/office building complex (Roseville Commerce Center). The Design Review Permit also included a five-building, 58,834 square

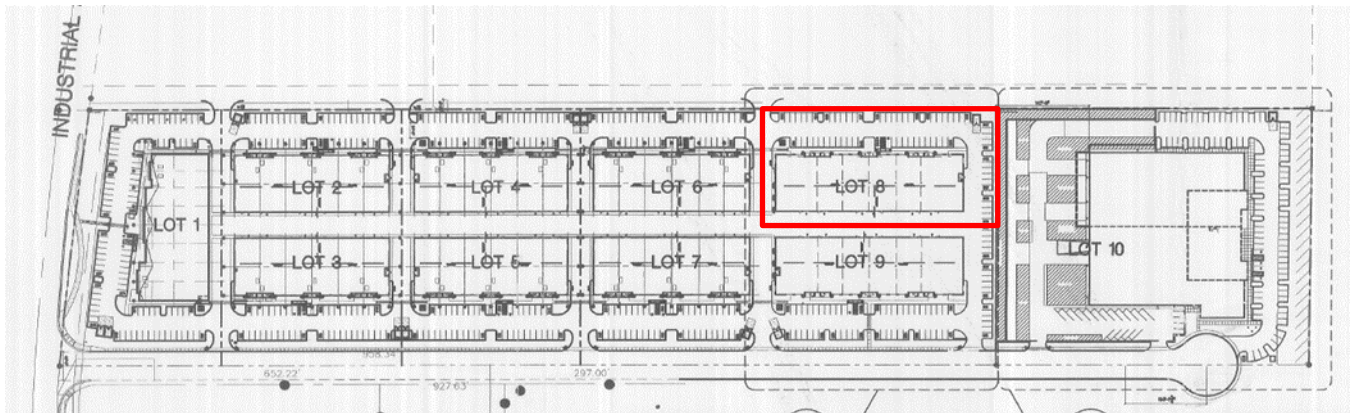
foot, multi-tenant, center for automotive related businesses (Roseville Auto Center), with a project total of 260,489 square feet of building area (Figure 2). Associated with the Design Review Permit was a Tentative Parcel Map to subdivide the 4.64-acre parcel into ten (10 parcels), and a Conditional Use Permit to allow automotive services that are conditionally permitted within the General Industrial zone district (files #s DRP 03-75, CUP 03-08, & SUBD 04-13). The Roseville Auto Center was never constructed and therefore the Conditional Use Permit was not effectuated.

Figure 2. Roseville Commerce Center/Auto Center (2004)



On May 19, 2005, the Design Committee approved a modification to the Roseville Commerce Center (file # DRP 05-22). In place of the approved Automotive Center the owner secured a single tenant (Arizona Tile) that requested construction of a single building (60,220 square feet) in place of the previously approved five (5) smaller buildings (58,834 square feet total). With the change in use and building configuration, less room was required on Lot 10 and the applicant proposed to enlarge the two (2) immediately adjacent Roseville Commerce buildings (Lot 8 and 9) by approximately 5,000 square feet each (Figure 3).

Figure 3. Roseville Commerce Center/Arizona Tile (2005)



On June 16, 2022, the Planning Manager approved a Design Review Permit Modification to allow an increase in building square footage for Building 9 from 26,685 to 30,127 square feet and additional site modifications to drive aisles and trash enclosure location and size for Lot 8 and Lot 9. The current request is for a Conditional Use Permit to allow auto detailing services in the General Industrial (M2) zone for Placer Detailing on Lot 8. Building 8 of the Roseville Commerce Center is currently under construction.

SITE INFORMATION

Location: 10612 Industrial Ave.

Total Size: 1.55 acres

Topography and Setting: The project site is a vacant infill property located in an urbanized setting. The site includes frontage on a private road, which includes an attached sidewalk and provides access to Industrial Ave., which is a two-lane roadway. The building on site is currently under construction.

CONDIITONAL USE PERMIT EVALUATION

The evaluation of the Conditional Use Permit (CUP) will focus on the compatibility of the automotive detailing use with the surrounding land uses. As part of the compatibility evaluation Staff evaluated consistency with the findings listed in the Zoning Ordinance. The CUP allows the City to place operational conditions on the use which may be modified by the Planning Commission. Section 19.78.60 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 ***bold, italicized*** text 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 land use designation for the subject property is General Industrial (IND). The purpose of the General Industrial land use category is to provide areas for industrial uses that tend to generate noise, vibration, odor, dust, smoke, light, and an aesthetic appearance not compatible with residential and other sensitive receptors. Primary Uses within the General Industrial land use category include manufacturing, wholesale distribution, and large storage areas. Incidental retail and service commercial uses are anticipated as a secondary use in the General Industrial land use category. The proposed automotive detailing use is less intensive than the primary uses listed but is consistent with the secondary commercial service uses. Additionally, the proposed use is consistent with the rest of the Roseville Commerce Center, which contains less intensive industrial users such as indoor sports and recreation and building materials stores. The North Industrial Plan Area (NIPA), while not subject to a specific plan, is a recognized planning subarea of the City. The NIPA guidelines provide architectural and site planning guidelines but rely on the General Plan and Specific Plan for land use implementation. The proposed Placer Detailing use will take place completely within a previously approved enclosed building and is therefore not subject to the NIPA guidelines. Based upon the General Plan definition for General Industrial land use and the NIPA, the proposed project is consistent with the land use designation with approval of the required Conditional Use Permit

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

The zoning designation on the subject property is also General Industrial (M2). In general, the general industrial district is intended to designate areas suitable for a broad range of industrial uses including manufacturing, assembly, wholesale distribution, and warehousing. Automotive detailing is among the uses identified as being consistent with this zone district subject to a Conditional Use Permit. The proposed use is consistent with the Zoning Ordinance definition for automotive detailing and is therefore consistent with the Zoning Ordinance upon approval of a Conditional Use Permit.

The use will be contained within an existing building, therefore the Zoning Ordinance standards related to building height and setbacks are not applicable. However, the use will be subject to the Zoning Ordinance parking standards. An automotive detailing use with no associated dedicated car wash requires 1 space per 400 sq. ft. plus 1 per bay plus 1 for every company vehicle. Placer Detailing proposes 1 bay and 1 company vehicle in a 4,278 square foot space and therefore requires 15 spaces. With

incorporation of the Placer Detailing use, the Roseville Commerce Center will still have a 72-space parking surplus (Attachment 1).

- 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 design and location of the project will not affect the welfare of residents and businesses within the nearby area. Automotive detailing is included in the larger “Car wash and detailing” use type. Unlike some uses in this category, the proposed Placer Detailing will take place completely within an enclosed building and therefore reduce impacts such as noise on surrounding uses. Placer Detailing has operated in a similar location within an existing building at 7311 Galilee Road. The use includes handwashing personal automobiles followed by hand application of a ceramic surface protectant. Given that the proposed use is within an enclosed building and will not create noise or smells inconsistent with the surrounding uses, staff is confident the use will not be materially detrimental to the health, safety, or welfare of persons in the area.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan, Zoning Ordinance, and NIPA guidelines. The required findings can be made for each requested entitlement, and staff requests that the Planning Commission take the actions listed in the Recommendation section of this report.

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. Early notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. A public notice of the Planning Commission hearing was published on August 10, 2023, and was distributed to all property owners and residents within 300 feet of the project site. No concerns were reported by the time of staff report publication.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the use involves a minor interior alteration to an existing structure.

RECOMMENDATION

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

1. Adopt the three (3) findings of fact as listed in the staff report and approve the **Conditional Use Permit – 10612 Industrial Ave. – NIPA PCL 55 – Placer Detailing – PL23-0125** subject to three (3) conditions of approval;

CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT, FILE #23-0125

1. The project is approved as shown in **Exhibit A and Exhibit B** and as conditioned or modified below. (Planning)
2. All automotive services shall take place within the enclosed building. (Planning)

3. The Conditional Use Permit shall be effectuated upon occupancy of the tenant space. (Planning)

Attachments

1. Parking Table

Exhibits

A. Description of Use

B. 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.