

# Attachment 1

## ROSEVILLE COMMERCE CENTER - 10556 through 10608 Industrial Avenue

Building # / Address #	Suite	Tenant	Use	Total S.F.	Industrial S.F.	Industrial Parking Required	Office S.F.	Office Parking Required	"Other" S.F.	"Other" Parking Required	Parking Established Via Parking Reduction	Total Parking Required	Comments
						1 per 1,000 SF		1 per 250 SF					
Building 1	100	Vacant		10,889	7,622	7.6	3,267	13.1				21	
10556	110	Flip 2 It	Gym floor	3,316	0	0.0	0	0.0	3,316	35	18 <sup>a</sup>	18	
	130	Flip 2 It	kid's gymnastics	9,316	0	0.0	0	0.0	9,316				
			<b>TOTALS</b>	<b>23,521</b>	<b>7,622</b>	<b>7.6</b>	<b>3,267</b>	<b>13.1</b>	<b>12632</b>	<b>35</b>	<b>18</b>	<b>39</b>	
Building 2	100	Solar Universe	solar manufacturer	3,593	2,874	2.9	719	2.9	0	0	0	6	
10600	110	Vacant		2,697	1,889	1.9	808	3.2	0	0	0	5	
	120	Golden Coast Restoration	construction	4,893	3,914	3.9	979	3.9	0	0	0	8	
	130	Vacant		4,871	3,410	3.4	1,461	5.8	0	0	0	9	
	140	Placer Appliance	appliance repair and install	2,709	1,895	1.9	814	3.3	0	0	0	5	
	150	Prime Time Boxing	boxing gym	3,692	0	0.0	0	0.0	3,692	14	7 <sup>b</sup>	7	
			<b>TOTALS</b>	<b>22,455</b>	<b>13,982</b>	<b>14.0</b>	<b>4,781</b>	<b>19.1</b>	<b>3692</b>	<b>14</b>	<b>7</b>	<b>40</b>	
Building 3	110	Elite Athletics	sports training	3,311	0	0.0	0	0.0	3,311				
10560	120	Elite Athletics	sports training	4,724	0	0.0	0	0.0	4,724	118	48 <sup>c</sup>	48	
	150	Elite Athletics	sports training	11,167	0	0.0	0	0.0	11,167				
	150	LS Innovations	light manufacturing	6,878	6,878	6.9	0	0.0	0	0	0	7	
	130	Fastenal	wholesale auto parts	3,253	3,253	3.3	0	0.0	0	0	0	3	
			<b>TOTALS</b>	<b>29,333</b>	<b>10,131</b>	<b>10.2</b>	<b>0</b>	<b>0.0</b>	<b>19202</b>	<b>118</b>	<b>30</b>	<b>58</b>	
Building 4	150	Pacific Coast Optics	medical component manufacturer	12,741	10,830	10.8	1,911	7.6	0	0	0	18	
10604	120	Vacant		4,032	2,795	2.8	1,237	4.9	0	0	0	8	
	100	Vacant		4,986	2,058	2.1	2,928	11.7	0	0	0	14	
			<b>TOTALS</b>	<b>21,759</b>	<b>15,683</b>	<b>15.7</b>	<b>6,076</b>	<b>24.2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>	
Building 5	130	Swiss Tech	machine parts manufacturer	22,455	19,985	20.0	2,470	9.9	0	0	0	30	
10564			<b>TOTALS</b>	<b>22,455</b>	<b>19,985</b>	<b>20.0</b>	<b>2,470</b>	<b>9.9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	
Building 6	130	Herc Rentals	Equipment Rentals	3,418	3,260	3	292	1	0	0	0	4	
10608	140 & 150	Steve Wallen Swim School	swim school (indoor sports & rec)	7,232	n/a	n/a	n/a	n/a	2,019 (pool)	20.19	0	20	
	120	GTL Construction	finished carpentry business	3,550	2,455	2.5	828	3.3	0	0	0	6	
	100 & 110	Thomastown Builders Inc.	contractor	7,790	5,131	5.1	2,659	10.6	0	0	0	16	
			<b>TOTALS</b>	<b>21,990</b>	<b>10,846</b>	<b>11</b>	<b>3,779</b>	<b>15</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>46</b>	
Building 7	Not Constructed												
10568													
Building 8		JNCC Enterprises (BidRL)		8,900	7,900	7.9	1,000	4				12	
10612		Placer Detailing		4,278					4,278	15		15	1/400+1/bay+1/company vehicle
		Vacant Space		16,949	11,864.3	11.9	5,084.7	20.3388				32.2	
			<b>TOTALS</b>	<b>30,127</b>	<b>19,764</b>	<b>20</b>	<b>6,085</b>	<b>24</b>				<b>59</b>	
Building 9													
10572													
		Nor Cal Outdoors, Inc.							23 lanes	46			2/lane+
			<b>TOTALS</b>	<b>26,685</b>						<b>46</b>		<b>46</b>	
<b>GRAND TOTAL</b>				<b>119,523</b>								<b>357</b>	

- a. Parking Reduction approved April 2014. PL14-0123
- b. Parking Reduction approved February 2007. 2006PL-226
- c. Parking Reduction approved September 2014. PL14-0487

<b>TOTAL PROVIDED</b>	<b>429</b>
<b>SURPLUS</b>	<b>72</b>

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- d. 4/12/2017: LS Innovations subleased part of Suite 150, also occupied by Elite Athletics. If Elite Athletics is to re-occupy the space, previous parking reduction is invalid and parking would need to be re-evaluated.
- e. 110 spaces added for Building 8 and 9 with PL22-0063