

ITEM 5.3: Conditional Use Permit – 804 Church Street – INFILL PCL 270 – RG Automotive CUP – File #PL24-0028

REQUEST

The project is a request for a Conditional Use Permit to allow operation of a retail automotive sales use within the existing 2,800 square-foot industrial building for no more than six (6) vehicles. All vehicle display will occur within the building and proposed business hours of operation are 9:00 am to 5:00 pm daily, by appointment only.

Applicant – Rick Grindrod, RG Automotive LLC
Property Owner – Grindrod Ronald & Hanni

SUMMARY RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) 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 270 within the City's Infill area. The project building is one (1) of four (4) industrial buildings previously approved by the Design Committee in 2006. In April 2006 the Design Committee approved a Design Review Permit to allow the construction of four (4) warehouse buildings totaling 10,368 square feet with associated parking, lighting, and landscaping improvements. Each building was constructed on an individual lot with shared access and parking areas (see Figure 1). The project site is bordered by Church Street to the south, existing warehouse buildings to the east and west, and residentially zoned parcels to the north. The site has a zoning



and residentially zoned parcels to the north. The site has a zoning

designation of Industrial/Business Park – Special Area (MP/SA) and a land use designation of Light Industrial (LI).

PROJECT DESCRIPTION

The proposed project will allow operation of a retail automotive sales use within the existing 2,800 square-foot industrial building for no more than six (6) vehicles. As required by the Special Area Overlay ordinance adopted in 2011 (see Attachment 1), an automotive sales use requires a Conditional Use Permit (CUP). The applicant requests a CUP to allow the proposed automotive sales use and establish the business hours of operation. The proposed business hours of operation are between 9am and 5pm daily and by appointment only. No changes to the exterior of the building are proposed and no site layout changes are proposed with this permit. Per Condition of Approval #5, the applicant will be required to obtain a building permit for the interior changes.

EVALUATION – CONDITIONAL USE PERMIT

Section 19.78.060 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 ***italicized, bold print*** 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 project site has a land use designation of LI. Primary uses allowed in the LI land use designation include research and development (which may include manufacturing and assembly), electronics assembly, warehousing, intensive commercial uses (e.g., auto body repair, landscaping material sales, retail and wholesale lumberyards) and are further regulated by the zoning designation. The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of auto oriented uses through the CUP process. As discussed below, the proposed use is consistent with the zoning designation; therefore, the proposed use is consistent with the General Plan.

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

The property has a zoning designation of MP/SA. Automotive sales is among the uses identified as being consistent with this zone district subject to a CUP. The CUP allows the Planning Commission the opportunity to review the project's compatibility with uses in the project area. The proposed 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 sale use requires 1 space per 1,000 sq. ft. of indoor and outdoor display area. RG Automotive proposes indoor display area for a maximum of six (6) vehicles in a 2,800 square-foot area and therefore requires three (3) spaces. With the incorporation of the RG Automotive use, the warehouse buildings will continue to yield an excess of four (4) parking stalls, with a total of 14 parking spaces used between the four (4) warehouse buildings.

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.

The design and location of the project will not affect the welfare of residents and businesses within the nearby area. Automotive sales is included in the larger "Automotive and Equipment" use type within the site's Special Area Overlay. Similar to some uses in this category, the proposed RG Automotive use will take place completely within an enclosed building and therefore reduce impacts such as visual clutter

from the display of vehicles and associated advertising. As mentioned above, the hours of operation are proposed to take place between 9am and 5pm daily. Given that the proposed use is within an enclosed building, and the business will only be conducted during daytime hours, Staff does not anticipate any impacts to surrounding residents or businesses. Therefore, staff is confident the use will not be materially detrimental to the health, safety, or welfare of persons in the area.

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 March 1, 2024, 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. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15305, Minor Alterations in Land Use Limitations, and Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the project involves minor alterations which will allow an automotive sales business within an existing structure; therefore, it meets the criteria of the exemption class.

RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the **CONDITIONAL USE PERMIT – 804 CHURCH STREET – INFILL PCL 270 – RG AUTOMOTIVE CUP – FILE #PL24-0028** subject to five (5) conditions of approval.

CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT, FILE #24-0028

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **March 14, 2024** and if not effectuated shall expire on **March 14, 2026**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 14, 2027**. (Planning)
2. The project is approved as identified and shown in Exhibits A, and as conditioned or modified below. Any modifications to the operations shall require approval of a Conditional Use Permit Modification. (Planning)
3. There shall be no outdoor display of vehicles. All vehicle display shall occur indoors. (Planning)
4. The business hours of operation shall be limited to 9:00 am to 5:00 pm daily. (Planning)
5. A building permit must be issued by the City's Building Division prior to commencement of any interior building improvements and occupancy of the building. (Building)

ATTACHMENTS

1. Ordinance No. 4923

EXHIBITS

- A. Plans

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.