

ITEM 5.2: Conditional Use Permit Modification and Design Review Permit Modification – 1893 Taylor Rd. – NERSP PCL 17 – Roseville Golf and Gel Blaster Arena – PL24-0036

REQUEST

The applicant requests a Conditional Use Permit Modification and Design Review Permit Modification to allow an approximately 6,130-square-foot gel blaster arena on the Roseville Golf and Sunsplash site. The proposed area will be located underneath an existing parking structure.

Applicant/Owner – Fred Kenney, Roseville Golf and Ltd.

SUMMARY RECOMMENDATION

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

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification (CUPMOD) subject to five (5) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Design Review Permit Modification (DRPMOD) subject to fifteen (15) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

One letter was received prior to the publication of the staff report from a nearby business, stating that the Golf and Sunsplash facility has historically impacted the restaurant's parking lot when the water park is open. Staff notified the commenter that the proposed project will not remove any parking and the new parking lot across the street, the East Parking Lot, should open prior to the summer season. The commenter agreed that this would help the parking situation. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The 11.63-acre Golf and Sunsplash site is located in the Northeast Roseville Specific Plan (NERSP Parcel 17) area at 1893 Taylor Road. The site is developed with the Golf and Sunsplash Amusement Park, the Caltrans Park and Ride lot, Shell Gas Station, Brookfield's Restaurant, In-N-Out Burger and retail shop space. There is a shared access and parking agreement between all sites within the original NERSP Parcel 17 with the exception of the Caltrans' Park and Ride lot. Golf and Sunsplash has a separate agreement with Caltrans to utilize the parking spaces within the Park and Ride lot.

Golf and Sunsplash was originally approved in July 1994 (UP 93-53). The site was approved to include a 36-hole miniature golf course; a clubhouse with pizza parlor, arcade and office; a mini race car track; a water park with seven waterslides, wave pool, "Lazy River" ride, and children's play area; several shade pavilions; parking; and landscaping and lighting. Due to the continuously changing nature of amusement complexes and the need to include the latest technology and entertainment venues, the applicant frequently makes requests to modify various aspects of the amusement park. The original approval recognized the potential for this kind of expansion and required that the applicant apply for Conditional Use Permit Modifications to add additional slides or other park attractions. As a result, the park has had multiple modifications since the original approval. The Planning Commission approved the most recent Conditional Use Permit Modification (CUPMOD) and Design Review Permit Modification (DRPMOD) (File# PL20-0108) on September 10, 2020 to allow the construction of a new outdoor bumper car area within a patio area. Table 1 provides a brief description of the various modifications that have been approved since the original project approval.

Figure 1: Project Location



Table 1: Description of Approved Modifications for Golfland Sunsplash

File Number	Approval Date (Hearing Authority)	Description of Modifications
DRPMOD 04-45	3/24/05 (Planning Commission)	Design Review Permit Modification authorized construction of structured parking, and batting cages over a portion of the existing parking lot. Required construction of bus pad and shelter on Taylor Road, near Park-N-Ride lot entrance.
CUPMOD 05-02	3/24/05 (Planning Commission)	Conditional Use Permit Modification to regulate the operational characteristics of the batting cages and seasonal parking.
DRPMOD-000288	01/22/09 (Planning Commission)	Design Review Permit Modification authorized construction of an off-season race car track and bumper car area and a two-story cabana structure within the existing water park.
CUP-000054	01/22/09 (Planning Commission)	Conditional Use Permit Modification to regulate the operational characteristics of the off-season race car track and bumper car area.

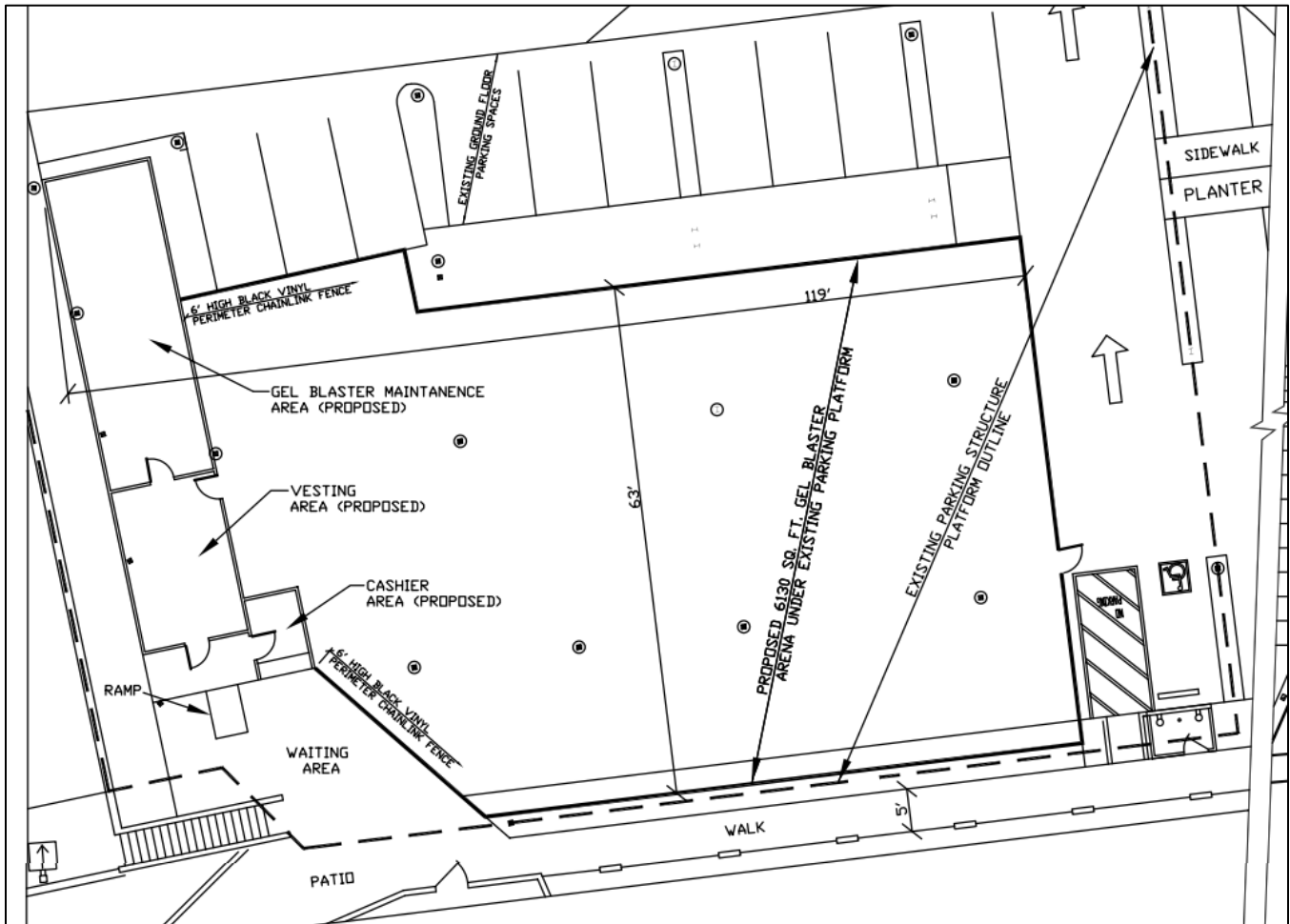
DRPMOD-000404	12/08/11 (Planning Commission)	Design Review Permit Modification authorized construction of a new water slide and receiving pool.
CUPMOD-000075	12/08/11 (Planning Commission)	Conditional Use Permit Modification to regulate the operational characteristics of the new water slide.
PL14-0488	11/13/14 (Planning Commission)	Conditional Use Permit Modification and Design Review Permit Modification to add a new water slide on the north side of the water park.
PL16-0349	8/9/18 (Planning Commission)	Conditional Use Permit Modification and Design Review Permit Modification to add 175 parking spaces at 1850 Taylor Road (known as “East Parking Lot”).
PL18-0290	12/13/18 (Planning Commission)	Conditional Use Permit Modification and Design Review Permit Modification to construct a new water slide on the north side of the park and a 1,795-sf addition to a snack bar kitchen.
PL20-0108	9/10/20 (Planning Commission)	Conditional Use Permit Modification and Design Review Permit Modification to install a 1,675-sf outdoor electric bumper car arena in an existing outdoor patio area.

The miniature golf course, existing mini-race track, and arcade building are open for year-round use. The water park is open only during the summer months from Memorial Day through Labor Day, with exceptions for large groups or corporate outings, which may rent the facility for special events.

Because of the continuously changing nature of amusement complexes and the need to include the latest technology and entertainment venues, the applicant frequently requests to modify various aspects of the amusement park. The original approval acknowledged this and required a CUPMOD to add additional slides or other park attractions.

The applicant’s current request is to install a 6,130-square-foot gel blaster area underneath an existing parking platform (Exhibit A). The arena would include a cashier area, vesting and instruction area, and playing arena. According to the operator, the gel blasting game would operate similarly to laser tag. Players wear goggles and vests and tag each other with small, gel pellets which dissipate on contact with a hard surface. The games will be operated by one employee, and can have up to 20 players per game. Each game lasts approximately 12 minutes, and the arena would be operational from 10 a.m. to 10 p.m. Hours would extend to 11 p.m. or midnight on weekends, holidays, and during the summer, consistent with the remainder of the amusement park.

Figure 2: Gel Blaster Arena Layout



CONDITIONAL USE PERMIT MODIFICATION EVALUATION

As mentioned above, a CUPMOD is requested to allow the modification of the existing Use Permit that was approved in 1994 for the Goffland Sunsplash facility. Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Conditional Use Permit Modification. The required findings are listed below in ***bold, italicized*** text and are followed by an evaluation.

1. The proposed modification is substantially consistent with the intent of the original approval.

The project's original Use Permit allowed a large amusement park facility, including both indoor and outdoor attractions. The proposed gel blaster arena is consistent with outdoor attractions and activities at an amusement facility. As discussed in the DRPMOD evaluation, the design of the gel blaster arena is consistent with other attractions at Goffland Sunsplash and meets the intent of the Community Design Guidelines.

Given the small size of the gel blaster area, park ownership does not anticipate an increase in park attendance due to this attraction. In the past, new attractions have not resulted in increased attendance but have reduced waiting times throughout the park.

2. The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the Northeast Roseville Specific Plan.

General Plan and Zoning Consistency: The project site has a land use of Community Commercial (CC) and zoning designation of Highway Commercial (HC/SA-NE). The CC land use designation anticipates a broad range of uses. Although large amusement complexes are not specifically listed, the General Plan does list standards for typical Community Commercial sites that apply to the Golf and Gel Blaster site.

The City's Zoning Ordinance allows Large Amusement Complex facilities within the HC zone upon approval of a Conditional Use Permit. The Zoning Ordinance includes specifications for the design and number of parking spaces. These items were reviewed as a part of the DRPMOD evaluation. Section 19.44.020 of the Zoning Ordinance also requires Large Amusement Park Complex uses to be located a minimum of 1,000 feet from the boundary of any residential zone, dwelling, church, or school. There are no residential zones, dwellings, churches, or schools within 1,000 feet of the Golf and Gel Blaster site. The Large Amusement Complex use at the project site conforms to the requirements of the Zoning Ordinance.

The subject property is located within the Northeast Roseville Specific Plan (NERSP). The NERSP lists a variety of uses within the Community Commercial land use designation similar to the General Plan. The NERSP also lists design standards including setbacks, lot coverage, and landscape coverage. These standards were reviewed as part of the Design Review Permit Modification and the modification was found to be in compliance with these standards.

Parking: The Golf and Gel Blaster facility has adequate parking available to accommodate the proposed use. At the time of the original approval for the Golf and Gel Blaster facility, there were no parking standards in the Zoning Ordinance for many of the use types proposed within the facility. Parking requirements for similar amusement facilities in other jurisdictions were reviewed, and parking standards were subsequently established as shown in Table 2 below. Table 2 shows the current parking requirements for the entire Golf and Gel Blaster facility. The new gel blaster arena will be located underneath an existing parking area, and is a small attraction that park ownership does not expect to increase overall attendance of the amusement park. As the new bumper car arena will exist as an alternative to the existing outdoor patio area, which requires more parking than the bumper car arena, no additional parking spaces are required for the bumper car arena.

The applicant seeks a modification of the Conditional Use Permit and Design Review Permit to install a gel blaster arena beneath an existing parking structure. Based on the Amusement Center parking ratio of one space per 200 square feet as outlined in the Zoning Ordinance, the proposed gel blaster arena would require 30 parking spaces.

At present, there are 384 constructed parking stalls on the Golf and Gel Blaster site. The Golf and Gel Blaster facility has a reciprocal access agreement with the adjacent Caltrans Park 'n Ride lot, providing patrons with access to an additional 398 parking spaces. Assuming access to the Caltrans lot, a total of 782 parking spaces are available, exceeding the requirement of 608 parking spaces.

Additionally, on August 9, 2018, the Planning Commission approved a CUPMOD and DRPMOD for the project known as the East Parking Lot, with file number PL16-0349. The new parking lot is located across Taylor Road from the Golf and Gel Blaster facility, and will provide 175 new parking spaces, a new traffic signal, and pedestrian crossing amenities to connect the parking area to the main facility. With the construction of the new parking area, the Golf and Gel Blaster complex will greatly exceed the requirement of 608 spaces to accommodate peak season attendance. It is expected that the East Parking Lot will be open for customer use for the 2024 summer season.

Table 2: Parking Requirements for Golf and Gel Blaster Site

USE	RATIO	SQ. FOOTAGE	TOTAL # SPACES REQUIRED.
Water Attractions	1:100 square feet of swimming & receiving pool area	37,360 sq. ft.	374 spaces
Food Service	1:3 seats	326 total seats	109 spaces
Arcade Area	1:200 square feet	6,674 sq. ft.	33 spaces
Offices	1:250 square feet	1,696 sq. ft.	8 spaces
Miniature Golf	1.11 spaces per hole	36 holes	40 spaces
Mini racetrack	1 per race car	12 race cars	12 spaces
Gel Blaster Area	1:200 square feet	6,130 sq. ft.	30 spaces
Volleyball Courts	10 per court	2 courts	20 spaces
Shade Pavilions	0	N/A	accessory use, therefore no parking required
SUBTOTAL			626 spaces
Previously approved parking reduction			-18 spaces
TOTAL			608 spaces

CONDITIONAL USE PERMIT MODIFICATION CONCLUSION

Based on the evaluation presented above, staff believes the proposed gel blaster arena is consistent with the original Conditional Use Permit approved for the project. As proposed and with the recommended conditions of approval, the modification is in compliance with all standards and requirements of the City’s Zoning Ordinance, General Plan, Community Design Guidelines and Northeast Roseville Specific Plan.

DESIGN REVIEW PERMIT EVALUATION

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. The two findings for approval of the Design Review Permit Modification are listed in ***bold, italicized*** text below.

- 1. The proposed modification is substantially consistent with the intent of the original approval.***
- 2. The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the Northeast Roseville Specific Plan.***

The evaluation of the Design Review Permit Modification for the proposed project has been based on the applicable development standards within the City’s Zoning Ordinance, the Northeast Roseville Specific Plan, and the design standards of the City’s Community Design Guidelines.

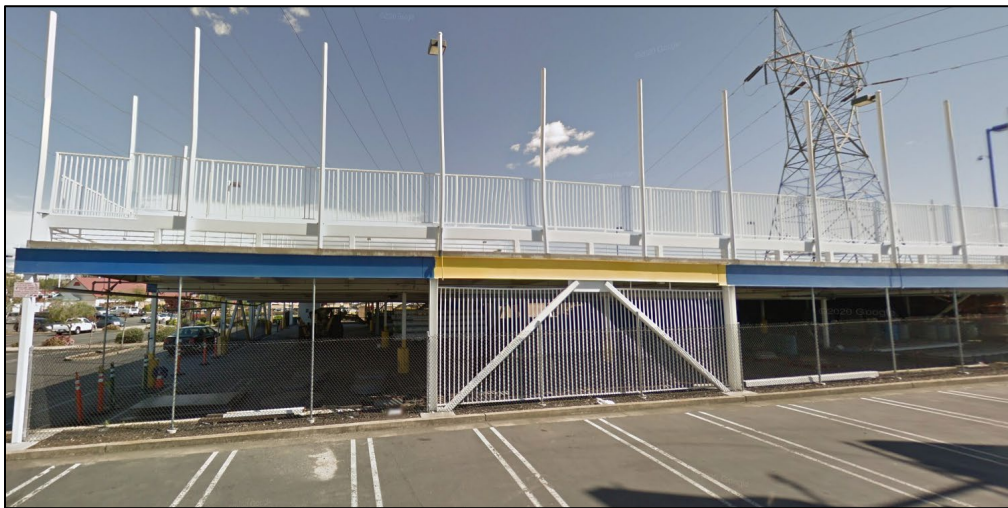
Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. Based on the analysis contained in this staff report, and with the project conditions, the required findings can be made for approval of the proposed Design Review Permit Modification.

As proposed and conditioned, the project complies with all applicable development standards and design guidelines. The following sections of evaluation focus on certain design guidelines that warrant further analysis.

Location and Architecture: The Community Design Guidelines state that buildings should conform with their surroundings with respect to height and scale. The Zoning Ordinance establishes Development Standards for Commercial properties, including height limits. Within the Highway Commercial (HC) zoning district where the Golfland Sunsplash site is located, the height limit for structures is 50 feet, unless otherwise modified by a Design Review Permit or Specific Plan.

The proposed gel blaster arena will be located underneath an existing, elevated parking area near the center of the Golfland site. The proposed project area will not be readily visible from surrounding roadways. Given that the gel blaster arena will not significantly alter existing structures, the modification is consistent with existing architecture.

Figure 3: Photo of Existing Parking Structure



Landscaping/Visual Screening: Landscaping for the proposed project is subject to both the City’s Community Design Guidelines and the NERSP Landscape Guidelines. The Community Design Guidelines for Commercial projects state that landscaping “shall be extensively used to screen views and to add texture to walls and other vertical surfaces” (CC-57). The gel blaster arena is well within the project site and cannot be seen from adjacent properties. It is well-screened from neighboring attractions within the amusement park due to the potted and other plants, shade cover and fencing.

Based on the evaluation presented above, the proposed project is consistent with the intent of the Community Design Guidelines and all applicable standards. Staff recommends approval of the Design Review Permit Modification.

DESIGN REVIEW PERMIT MODIFICATION CONCLUSION

As proposed and conditioned, the project complies with applicable development standards of the City’s Zoning Ordinance, the Northeast Roseville Specific Plan, and the Community Design Guidelines; therefore the above findings can be made.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 305 of the City of Roseville CEQA Implementing Procedures, because the project involves negligible or no expansion of the existing use.

Furthermore, none of the exceptions to exempting projects, as outlined in Section 15300.2 of CEQA, apply to the proposed project. The project does not request exemption through Classes 3, 4, 5, 6, or 11. As this is an existing use and surrounded by development, there are no cumulative impacts which have not been considered that will have a significant effect on the environment. There are no unusual circumstances that will have a significant effect on the environment proposed as part of the project, as all uses are permitted and the project will occur within an existing facility. The project is not located adjacent to a scenic highway, is not located on a hazardous waste site pursuant to Section 65962.5 of Government Code, and will not result in a substantial adverse change in the significance of a historical resource.

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. A notice of the public hearing was published on March 1, 2024 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations.

On March 4th, Planning staff received an email from a representative of the nearby Brookfield restaurant, expressing concern about the project. The letter asks if the project will remove parking, and states that historically, overflow parking from Golf and Gel Blaster has negatively impacted the parking availability for their customers within their own parking lot. Staff responded to the email and clarified that no parking will be removed, and that the new East Parking Lot should be open prior to the start of the summer season. After receiving staff's response, the commenter agreed that the new parking lot would help the situation and hoped that customers would be directed to park in that location. The comment letter is included in Attachment 1.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 305 of the City of Roseville CEQA Implementing Procedures, because the project involves negligible or no expansion of the existing use.

RECOMMENDATION

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

1. Adopt the findings of fact as stated in the staff report and approve the **Conditional Use Permit Modification – 1893 Taylor Rd. – NERSP PCL 17 – Roseville Golf and Gel Blaster Arena – PL24-0036** subject to five (5) conditions of approval; and
2. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit Modification – 1893 Taylor Rd. – NERSP PCL 17 – Roseville Golf and Gel Blaster Arena – PL24-0036** subject to fifteen (15) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION (PL24-0036)

1. This Conditional Use Permit Modification (CUPMOD) approval shall be effectuated with the effectuation of the Design Review Permit Modification (DRPMOD) requested in this application (File # PL24-0036). (Planning)
2. The project is approved as identified in Exhibits A and B and as conditioned or modified below. (Planning)
3. All conditions of approval from previously modified entitlements shall remain in effect unless modified herein. (All Departments)
4. The construction/equipment area of the park shall be maintained in a clean and orderly fashion. Materials and equipment are to be stored within an enclosed area and screened from view when not in use. (Planning)
5. Materials located on the site that are associated with a specific construction or maintenance activity shall be removed from the site or placed in the equipment yard within two weeks of completion of the construction/maintenance activity. (Planning)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION (PL24-0036)

1. This Design Review Permit Modification 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 shown in Exhibits A and B and as conditioned or modified below. (Planning)
3. All conditions of approval from previously approved entitlements shall remain in effect unless modified herein. (All Departments)
4. The project shall comply with all required environmental mitigation identified in the Roseville Golf and Sunsplash Mitigated Negative Declaration (adopted 07/21/1994). (Planning)
5. Bike parking and electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville's Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).

PRIOR TO ISSUANCE OF BUILDING PERMITS

6. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
7. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)

8. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
9. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
10. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code– CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
11. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
12. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
13. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)

OTHER CONDITIONS OF APPROVAL

14. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
15. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)

Attachments

1. Comment Letter

Exhibits

- A. Site Plan
- B. Gel Blaster Arena Description

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.