

ITEM 6.1: Rezone, Conditional Use Permit, Design Review Permit Modification, and Administrative Permit – 100 Stonehouse Court – INFILL PCL 198 – WellSpace Health – File #PL24-0330

REQUEST

The project is a request for a rezone of the 1.56-acre property from Industrial/Business Park to Community Commercial/Special Area to allow medical services with approval of a Conditional Use Permit. The project also includes a Conditional Use Permit, to allow WellSpace Health to operate a medical clinic on the site, a Design Review Permit Modification to modify the exterior of the building and add site accessibility improvements. An Administrative Permit for a parking reduction of six (6) spaces to allow the medical office use is also requested.

Applicant – Andi Panagopoulos, Cunningham Engineering
Property Owner – Jonathan Porteus, PhD, WellSpace Health

SUMMARY RECOMMENDATION

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

1. Adopt the WellSpace Health Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
3. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval;
4. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to six (6) conditions of approval; and
5. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) 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 198 within the City's Infill area at the southeast corner of Stonehouse Court and Taylor Road. The site has a zoning designation of Industrial/Business Park (MP) and a land use designation of Community Commercial (CC). On January 20, 1983, the Project Review Commission approved a Site Review Permit (SR 82-50) to allow Placer County Welfare to develop a 15,998 square foot, single-story office building and associated parking, landscaping, and lighting. The purpose of the office building was to house the Placer County Welfare and Mental Health Departments. In August 2011 the Planning Commission approved a Conditional Use Permit (CUP) to allow a Community Assembly use to locate within the existing office building (file #2011PL-053). The church subsequently modified the building to accommodate the assembly use in 2013 and occupied the property until 2020. The Yugoslavian 7th Day Adventist Church was the most recent tenant until 2023. The building is currently vacant.

PROJECT DESCRIPTION

The proposed project is a request for a rezone of the 1.56-acre property from MP to Community Commercial/Special Area (CC/SA) to allow medical services with approval of a CUP. The project also includes a CUP, to allow WellSpace Health Placer Community Health Center to operate a medical clinic on the site. In addition, the applicant requests a Design Review Permit Modification (DRPMOD) to modify the exterior of the building and site accessibility improvements, and an Administrative Permit (AP) for a parking reduction of six (6) spaces to allow the medical office use.



EVALUATION – REZONE

Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment’s consistency with:

- 1. The public interest, health, safety, or welfare of the City, and;**
- 2. The General Plan of the City of Roseville.**

The existing General Plan land use designation of the property is CC, and the existing zoning designation of the property is MP. The project site is not within a Specific Plan area. Medical Services are not an allowed use in the MP zone. The applicant proposes to change the zoning designation of the parcel from MP to CC/SA to allow WellSpace Health Placer Community Health Center to operate a medical clinic on the site with the approval of a CUP (see Exhibit B for a list of allowable uses in the proposed CC/SA zone).

The proposed zone change is consistent with the General Plan land use for the site (Exhibit C). The City of Roseville General Plan provides a list of compatible “Implementing Zones” for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The CC zone district is considered implementing zones for the CC land use; however, the MP zone is compatible with the Light Industrial (LI), General Industrial (IND), or the Tech/Business Park (T/BP) land use designation. According to Section 19.14.010 of the Zoning Ordinance, the MP zone is intended to “designate areas appropriate for the development of a mixture of light industrial, office and commercial land uses”. In comparison, the CC zone is intended to “serve the principal retail shopping needs of the entire community by providing areas for shopping centers, and other retail and service uses.” The proposed CC/SA zoning designation of the project site will be consistent with the City’s General Plan.

The project site is located in an area along Taylor Road with a range of uses from typical commercial (e.g. restaurant), to more intense commercial (e.g. RV sales and repair), to heavy commercial/light industrial (e.g. autobody repair and paint). The existing surrounding uses are either principally permitted (e.g. restaurant), or conditionally permitted (e.g. RV sales and autobody repair/painting) in the CC zone. Rezoning the project site to CC/SA in order to allow for medical services will be compatible with the existing surrounding uses and not infringe on the ability of these uses to operate in the future. Staff have

also analyzed other allowable uses in the MP zone and determined that the proposed medical services use will be compatible and not infringe on the ability of adjacent property owners to develop their properties consistent with the MP zone in the future. The proposed rezone will not be detrimental to public health, safety or welfare.

EVALUATION – CONDITIONAL USE PERMIT

The evaluation of the CUP will focus on the compatibility of the medical services with the surrounding land uses. 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 to approve a CUP. The three findings are listed below in bold, italicized text and are followed by an evaluation 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 CC. The purpose of the CC land use category is to provide a broader range of goods and services to an expanded service area. Primary uses within the CC land use category include retail stores and businesses selling a full range of goods and services. The project is located within an Infill area of the City and is not subject to a Specific Plan; therefore, this evaluation is based on the General Plan land use designation. The Zoning Ordinance states that General Medical Services are permitted in the CC zone, however, a Special Area overlay (SA) zone is proposed to allow medical services with approval of a CUP. The CUP will ensure the proposed use is compatible with the uses in the surrounding MP zone. Based on the General Plan definition for CC land use and the Zoning Ordinance provisions, the proposed project is consistent with the land use designation with approval of the required CUP.

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. Medical services are not an allowed use within the MP zoning district. However, the proposed CC/SA zoning would allow medical services with approval of 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. A General Medical Service use requires 1 space per 150 sq. ft. of floor area. WellSpace Health proposes to occupy 15,726 square-feet of the existing church building for medical services (e.g., dental and medical offices). Based on the proposed floor plan the project requires a total of 105 parking stalls. The site is short six (6) parking stalls, therefore, the applicant proposes a parking reduction of six (6) spaces to allow the medical office use. A more detailed evaluation of the parking reduction is provided below.

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 project site is within the City's Infill area and is surrounded by urban uses. WellSpace proposes to occupy the existing 15,726-square-foot building and make exterior and interior modifications. The site is developed with an existing office building which was previously occupied by a religious institution, Yugoslavian 7th Day Adventist Church, up until 2023. Prior to Yugoslavian 7th Day Adventist Church, the building was occupied by Placer County Welfare and Mental Health Department. The original user of the building occupied the space from approximately 1982 until 2013, during that time no complaints were received, or issues raised by the surrounding commercial tenants and/or residences nearby. The project site is located at the end of Stonehouse Court. Stonehouse Court is a public street currently only being

used by the project site. It is anticipated that the future tenant of the northern parcel will also use Stonehouse Court as a main road for their business, however, future driveways will be determined by the site design of the future project. Currently, the only vehicular access into the project site is off Stonehouse Court. Based on the location of the current project site and its distance from the closest residence (approximately 500-feet across Union Pacific Railroad tracks), staff does not anticipate the new user to have any impacts to the surrounding area since the proposed use is similar to the original tenant of the building.

As described in Attachment 1 (Operations Plan & Parking Reduction), WellSpace proposes to operate Monday through Friday from 8:30 am to 5:30 pm, which differs from the hours of operation from the previous tenant. The facility will operate similar to a medical office building with a consistent and steady parking demand throughout the day. Whereas the previous tenant used the facility throughout the week, but most of their parking demand occurred on the weekends, specifically during their morning worship services. 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 businesses. Therefore, staff is confident the use will not be materially detrimental to the health, safety, or welfare of persons in the area.

EVALUATION – DESIGN REVIEW PERMIT MODIFICATION

The evaluation of the Design Review Permit Modification has been based on the applicable development and design standards within the City’s Zoning Ordinance, the General Plan, and the City’s Community Design Guidelines. Section 19.78.060(J) of the Zoning Ordinance requires two findings of fact be made in order to approve a Design Review Permit Modification. The required findings are listed below in **italicized, bold print** and are followed by an evaluation.

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

The evaluation of the Design Review Permit Modification has been based on the original approval and the applicable development and design standards within the City’s Zoning Ordinance and the Community Design Guidelines (CDG). Staff reviewed the proposed project for consistency with all applicable standards and found the project to be consistent with the relevant requirements and guidelines. The proposed modifications are discussed and evaluated below.

Architecture: WellSpace proposes to modify the north building elevation by adding two (2) new main building entryways and modifying the roof to accommodate the entryways (Figure 2 & 3). The new entries will extend from the existing building but would not add additional square footage to the building floor plan. Façade improvements to the north building elevation include replacing the exterior finish with cement plaster and adding new awnings. Some existing windows are proposed for removal while additional doors are proposed throughout the facility to comply with Building Code requirements.

Figure 2: Existing North Building Elevation

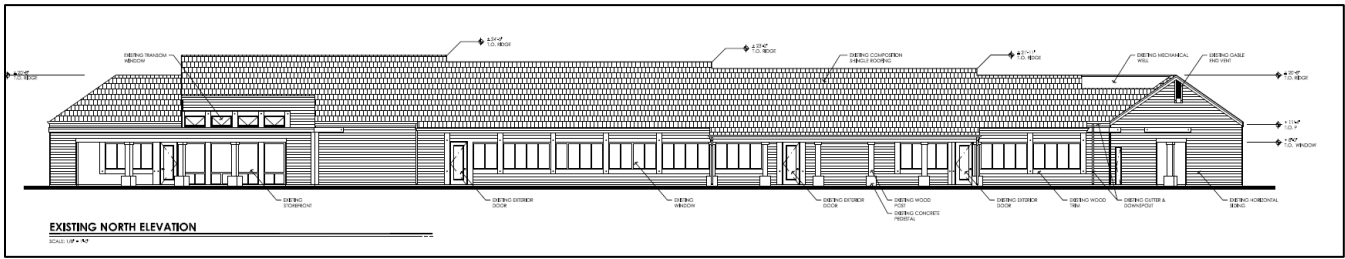
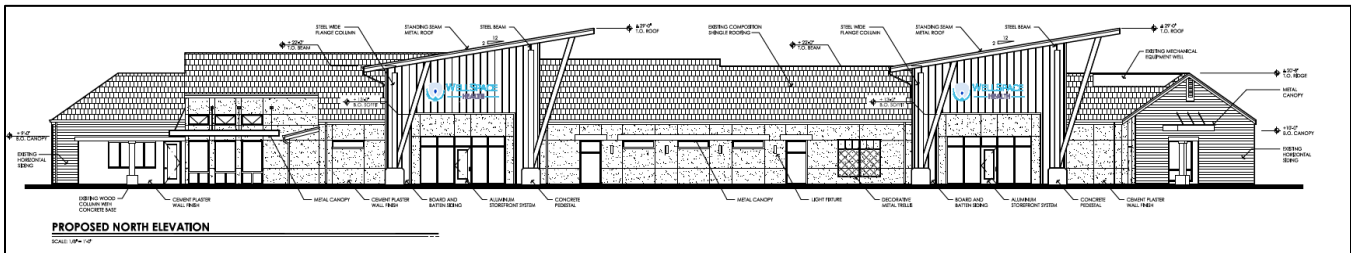


Figure 3: Proposed North Building Elevation



Site Plan: In addition to the proposed architectural modifications the applicant proposes site improvements to accommodate a new trash enclosure and other parking lot improvements. Site improvements include but are not limited to re-paving and re-stripping the parking stalls on the north and western sides of the existing building. The new parking stalls would meet the City’s Zoning Ordinance standards and Community Design Guidelines for parking areas.

Per City standards a new trash enclosure is proposed at the southeast corner of the site. The new trash enclosure design, location and access complies with the specifications established by the City’s Improvement Standards and was reviewed by the City’s Engineering Division. Further, the enclosure materials and colors will match the existing trash enclosure colors and materials.

Finally, the applicant proposes adding new drought tolerant/low water use shrubs and ground cover to comply with the Water Efficient Landscape Ordinance (WELo) throughout the site. Due to the minimal site improvements proposed with this project, the applicant found that only 43% of the parking lot would be shaded with the existing tree canopy and the new proposed landscape improvements. As mentioned above the existing building and parking lot was approved by the City in 1983, and at that time met all the development standards. In addition, there is an existing power line corridor which traverses the western property line. The existing easement will not permit trees to be planted within this area. Given these constraints and the fact the applicant is adding additional trees where permitted, Staff finds the proposed landscape plan acceptable.

In summary, the proposed modifications are in substantial compliance with the intent of the original approval, and the modifications comply with the applicable goals, policies, and objectives of the Zoning Ordinance, the General Plan, and the CDG. As such, staff supports the project modifications as outlined above.

EVALUATION – ADMINISTRATIVE PERMIT FOR A PARKING REDUCTION

Section 19.26.030(C)(3) of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating parking reductions. It states that when an application for a parking reduction is filed, the applicant has the burden of proof for providing documentation substantiating the request. Reduced

parking shall only be approved by the Approving Authority if two (2) criteria can be met. The required criteria are listed below in italics and are followed by an evaluation.

- a) *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; and*

As previously mentioned above, a General Medical Service use requires 1 space per 150 sq. ft. of floor area. WellSpace Health proposes to occupy 15,726 square-feet of the existing office building for medical services (e.g., dental and medical offices). Based on the proposed floor plan the project requires a total of 105 parking stalls. The project site is short six (6) parking stalls. However, according to the business operation plan (Attachment 1), the facility will include primary care, obstetrics, dental, and behavioral health services Monday through Friday between the hours of 8:30 am and 5:30 pm. The facility will employ approximately 50 employees daily and patient visits will average 150 per day. Due to the types of services being provided throughout the day, the staggering of appointments, and virtual appointments, it is not anticipated that a shortage of parking will occur throughout the day. WellSpace Health anticipates that during peak demand (i.e., opening, lunch, closing), up to 30 patients may be served per hour. Minimal impact is anticipated at the project site due to the ample parking provided on-site and the number of staff and visitors predicted to utilize the facility.

The Operation Plan & Parking Reduction outlines the proposed hours of operation and the number of patients to be seen during peak demand. Based on other facilities throughout the region, WellSpace forecasts that 150 patient visits per day will occur at the project site. It is anticipated during most operating hours approximately 10-12 patients are served per hour in-person or virtually via telehealth. Similarly, WellSpace Health has found through their other facilities that many of its patrons use alternative modes of transportation (i.e. bus service, carpool, or Dial-a-Ride), which would reduce the number of parking spaces being occupied throughout the day. Should parking become an issue the applicant has also noted that additional parking spaces are available along Stonehouse Court.

- b) *Overflow parking will not impact any adjacent use.*

As previously mentioned, the site is located at the end of Stonehouse Court which dead ends at the vacant MP parcel located at 2024 Taylor Road. Due to the site's location Staff does not anticipate any overflow parking to encroach within the adjacent commercial business to the south of the project site. Should parking become an issue, additional parking is available along Stonehouse Court. Based on the analysis above and the provided documentation substantiating the parking reduction Staff does not anticipate parking to become an issue.

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 July 26, 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

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the project. The document was released for a 20-day public comment period, which began on July 17, 2024 and ends on August 6, 2024. The document analyzed the potential for environmental

impacts due to project implementation and determined that potentially significant impacts related to Tribal Cultural Resources could be reduced to less than significant levels with mitigation. The Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program are included as Exhibit A.

RECOMMENDATION

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

1. Adopt the **WellSpace Health Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program**;
2. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
3. Adopt the three (3) findings of fact and approve the **CONDITIONAL USE PERMIT – 100 STONEHOUSE COURT – INFILL PCL 198 – WELLSPACE HEALTH – FILE #PL24-0330** subject to five (5) conditions of approval;
4. Adopt the two (2) findings of fact and approve the **DESIGN REVIEW PERMIT MODIFICATION – 100 STONEHOUSE COURT – INFILL PCL 198 – WELLSPACE HEALTH – FILE #PL24-0330** subject to six (6) conditions of approval; and
5. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE PERMIT – 100 STONEHOUSE COURT – INFILL PCL 198 – WELLSPACE HEALTH – FILE #PL24-0330** subject to four (4) conditions of approval.

CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT, FILE #24-0330

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **August 8, 2024** and if not effectuated shall expire on **August 8, 2026**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 8, 2027**. (Planning)
2. The Conditional Use Permit shall not be deemed approved until the actions on the Rezone are approved and become effective. (Planning)
3. The project is approved as identified and described in Attachment 1, and as conditioned or modified below. Any modifications to the operation plan (Attachment 1) shall require approval of a Conditional Use Permit Modification. (Planning)
4. The business hours of operation shall be limited to 8:30 am to 5:30 pm Monday through Friday. (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)

CONDITIONS OF APPROVAL FOR A DESIGN REVIEW PERMIT MODIFICATION, FILE #24-0330

1. This Design Review Permit modification approval shall be effectuated within a period of two (2) years from **August 8, 2024** and if not effectuated shall expire on **August 8, 2026**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 8, 2027**. (Planning)

2. The Design Review Permit Modification shall not be deemed approved until the actions on the Rezone are approved and become effective. (Planning)
3. The project is approved as shown in Exhibits D and as conditioned or modified below. (Planning)
4. The project is subject to the previously approved conditions of approval for the Placer County Welfare Building file SR 82-50, except as conditioned or modified below. (Planning)
5. The project shall comply with all required environmental mitigation identified in the WellSpace Health Initial Study/Mitigated Negative Declaration (included as Exhibit A) and shall include all applicable mitigation measures as notes on the grading plans. (Planning)
6. 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)

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT, FILE #24-0330

1. This Administrative Permit for a reduction of six (6) spaces is approved based on the proposed business operation as described in Attachment 1, and as conditioned below. Should the use vacate the space or modify 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 **August 8, 2024** and if not effectuated shall expire on **August 8, 2026**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
3. The Administrative Permit shall not be deemed approved until the actions on the Rezone are approved and become effective. (Planning)
4. The applicant shall submit plans to the Building Division and secure a building permit for any proposed tenant improvements. (Building)

ATTACHMENTS

1. WellSpace Health Operation Plan & Parking Reduction

EXHIBITS

- A. WellSpace Health Initial Study/Mitigated Negative Declaration
- B. Community Commercial/Special Area Use Table
- C. Rezone exhibit
- D. 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.