

ITEM 6.1: Administrative Permit – 1850 Douglas Boulevard – DSCSP PCL DS-46 – TJ Maxx Shopping Center Parking Reduction – File #PL24-0992

REQUEST

The applicant requests approval of an Administrative Permit for a 13-space Parking Reduction at the TJ Maxx Plaza shopping center. The Parking Reduction will allow Ramen 101 a 1,623 square foot restaurant to operate within suite 300.

Applicant – Fred Choa, Fehr & Peers
Property Owner – TJM Plaza GRF2, LLC

SUMMARY RECOMMENDATION

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

1. Adopt the four (4) 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 agrees with all recommended conditions of approval.

BACKGROUND

The project site is located at 1850 Douglas Blvd, on the south side of Douglas Blvd between Sierra Gardens Drive and Strauch Drive, within the Douglas-Sunrise Corridor Specific Plan (Figure 1). The subject property has a zoning designation of Community Commercial/Special Area – Douglas-Sunrise Corridor Specific Plan (CC/SA-DS) and a General Plan land use designation of Community Commercial (CC). The subject building is located within the TJ Maxx Plaza shopping center. TJ Maxx Plaza includes one large multitenant building that spans the southern portion of the site as well as four (4) pad buildings that currently contain a mix of retail, personal services, and restaurant tenants with shared parking and circulation.



As discussed in the 2018 TJ Maxx Parking Reduction staff report (see Attachment 2), the complete tenant mix for TJ Maxx Plaza was not known before the center was constructed. The Zoning Ordinance requires shopping centers to provide one (1) parking space per 200 square feet of gross building area and as

tenant spaces are leased, each tenant shall utilize the parking requirement for that use as outlined in the Zoning Ordinance. The TJ Maxx shopping center was originally approved in 1987 by the Project Review Commission with a parking requirement of 536 parking spaces. This was based on an Urban Land Institute (ULI) Shopping Center study, which recommended the commercial center to be parked at one (1) space per 200 square feet of gross building area and six (6) spaces per 1,000 square feet of restaurant space. All parking was to be shared by the tenants and patrons of the center.

In 2007 Planning Staff approved an Administrative Parking (AP) for a 44-parking space reduction to allow Panera Bread to occupy suite 310 (file #2007PL-031[see Attachment 1]). In 2018, the Planning Commission approved a second AP to allow a 36-space parking reduction to accommodate two (2) additional restaurants within the shopping center (file #PL18-0066 [see Attachment 2]).

Since the center was constructed in 1987, there have been several modifications to the parking lot area, including the restriping of parking stalls. The total number of stalls in the center was reduced to 521 by 2007 and there are now currently 518 stalls in the center.

The proposed project is a request for a third AP to allow a 13-space parking reduction to accommodate for a new restaurant within the TJ Maxx Plaza center. The AP would allow Ramen 101 a 1,623 square foot restaurant to operate within suite 300. The Zoning Ordinance requires convenience restaurants to provide parking at a ratio of 1 space per 100 square feet, or a total of 16 parking spaces for Ramen 101.

AP Parking Reduction	Total Spaces Required	Total Spaces Provided	Parking Reduction	Cumulative Reduction
Panera Bread (Suite 310)	565	521	-44	-44
Restaurants (Suite 504 & 914)	600*	520	-36	-80
Ramen 101 (Suite 300)	611*	518	-13	-93

* Based on the Zoning Ordinance parking requirement for the current tenant list

EVALUATION – ADMINISTRATIVE PERMIT FOR A PARKING REDUCTION

Section 19.26.030(C)(2) of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating Parking Reductions for Shared Parking. An applicant may apply for an AP to allow a parking reduction for shared parking where they believe the hours of operation of different tenants/uses within the building complex effectively allow dual use of parking spaces. The applicant has the burden of proof for providing documentation substantiating their request. Section 19.26.030.C.4 of the City of Roseville Zoning Ordinance mandates that any application for a parking reduction by an eating and drinking establishment as defined in Section 19.08.030(L) shall be the Planning Commission. The approving authority shall only approve reduced parking if the criteria in ***bold, italics*** below are met.

1. A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses;

As part of their application submittal, the applicant provided a Parking Supply/Utilization Analysis (see Attachment 3) that provides a summary of the current number of parking spaces being utilized by the existing tenants and the location of available parking spaces per parking zones or “Areas”. In order to accurately depict the available parking spaces within the center, the shopping center parking lot was divided into five (5) areas as shown in Figure 2 below. The results of the parking demand are broken down based on the parking areas as shown in Table 1 below.

Table 1: Parking Areas

Area #	Parking Supply
Area 1	154 parking spaces (30 percent of supply)
Area 2	141 parking spaces (27 percent of supply)
Area 3	115 parking spaces (22 percent of supply)
Area 4	36 parking spaces (7 percent of supply)
Area 5	72 parking spaces (14 percent of supply)

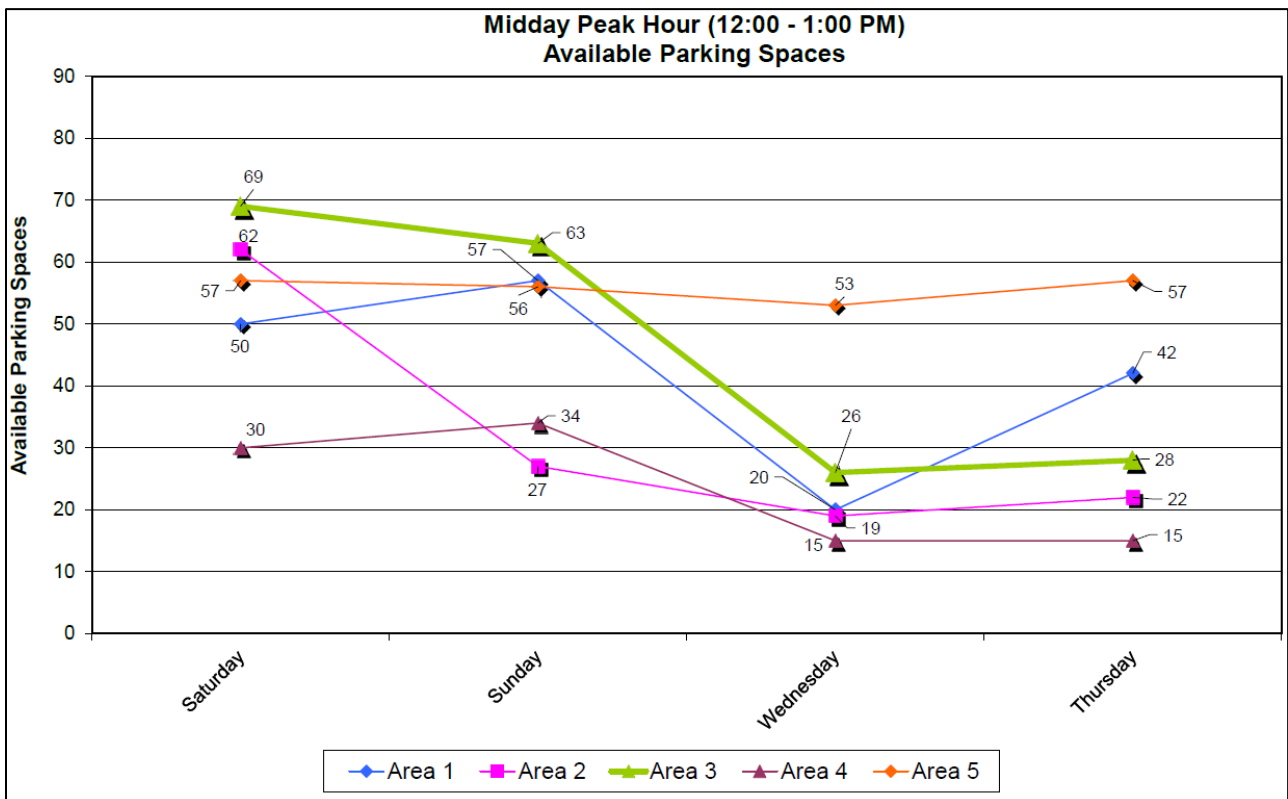
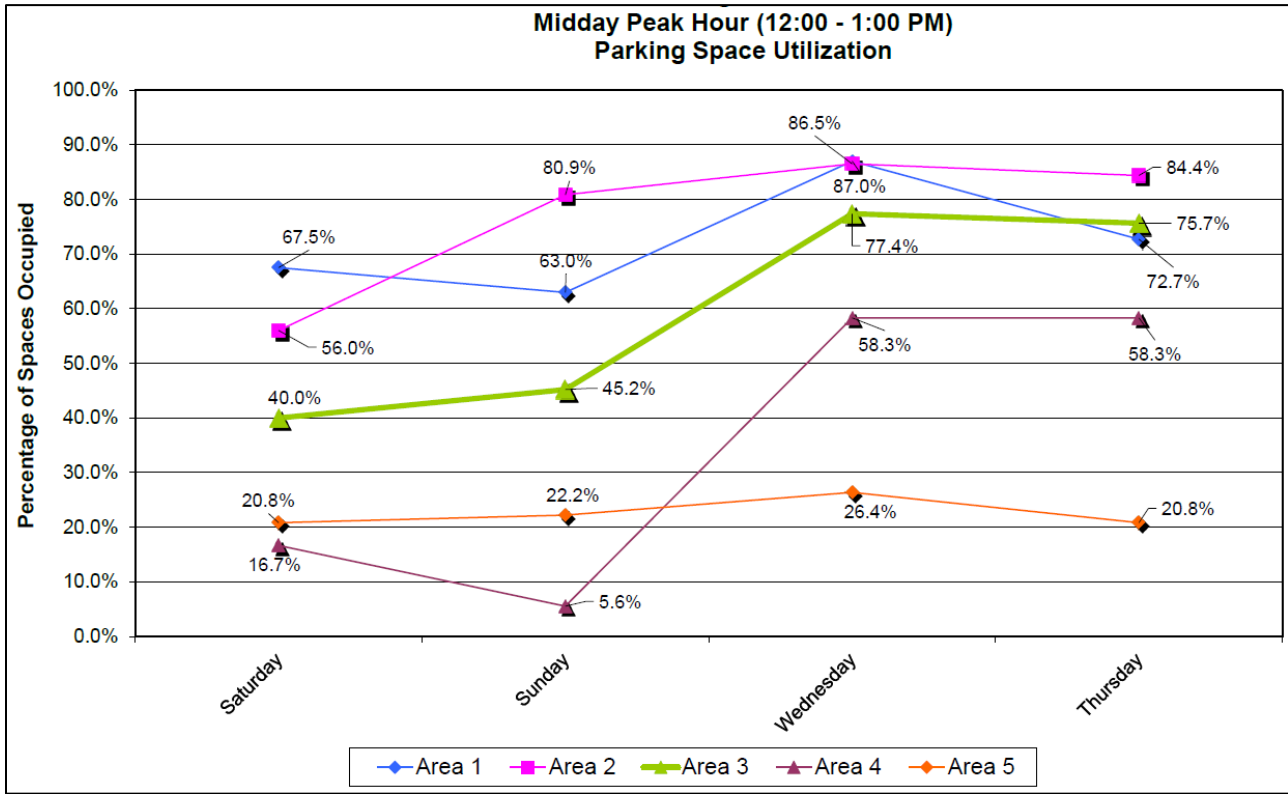
Figure 2: TJ Maxx Shopping Center Parking Study Areas



Staff had some concerns with the proposed use within Area 3 since Aqua Tots, an indoor swim instruction facility recently opened. Aqua Tots is considered a specialty school by the City’s Zoning Code and has a higher parking demand (30 spaces) than a traditional retail business. However, based on the parking analysis and the results of the original four (4) day parking utilization study and an additional five (5) days of data collection in late October and early November 2024, Parking Area 3 has sufficient available parking spaces to serve the proposed Ramen 101.

Figure 3 below shows that utilization in Parking Area 3 ranges from a high of 77.4 percent to a low of 75.7 percent during weekday (Wednesday and Thursday) peak times. Figure 4 shows that Parking Area 3 has between 26 and 28 available parking spaces during the weekday peak times (Wednesday and Thursday). Based on the data collected and outlined in the parking study, there is sufficient parking spaces available for the restaurant during the busiest times (i.e., weekday and weekend midday and evening).

Figure 3 & Figure 4 Parking Utilization & Available Parking Spaces



2. Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them;

As mentioned above, the applicant has provided a parking analysis that depicts the available parking spaces within the center. The parking analysis shows parking Area 3, which is directly adjacent to the proposed restaurant, has sufficient available parking during the midday and evening peak times to serve all businesses. Some of these businesses include Panera Bread, Anytime Fitness, US Bank, and Aqua Tots. A description of the operating hours of some of the larger tenants within this area of the center follows below.

US Bank hours of operation are Monday through Friday between 9:00 am and 5:00 pm, while Anytime Fitness is open 24 hours. Dunn-Edwards Paints is open Monday through Saturday between 6:30 am – 5:00 pm. Aqua Tots is closed on Mondays and has staggered hours during the week based on its class schedule. Panera Bread is generally open from 6am to 9pm. Given the different operating hours of these businesses the parking analysis found that 26 to 28 spaces remain available during midday peak hours in Parking Area 3. Additionally, the study determined that Parking Areas 2 and 3 together offer a total of 111 available spaces during weekend midday peak hours, demonstrating adequate parking supply during high-demand periods. Based on the proposed location of the restaurant and current parking demand, staff believes that the proposed parking reduction is appropriate for the center and that the parking provided can adequately support the proposed restaurant.

3. Overflow parking will not impact any adjacent use; and

The tenants within the center have a reciprocal parking agreement. In the event there are no available parking spaces in the vicinity of the restaurant tenant space, employees and patrons can use any available stalls located on-site. Based on the information provided in the parking analysis and the employee parking plan, which has been in place since 2018, it is not anticipated that the project will have overflow parking or impact adjacent properties.

4. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.

As mentioned above, a reciprocal parking agreement exists for the TJ Maxx Center. Additionally, the employee parking plan approved in 2018 was created in order to leave the most desirable parking spaces in front of the retail buildings for customers. The parking plan tracks employee cars using a placard program. This program is enforced by a third-party security company. The requirement to participate in an employee parking program is written into the lease of most of the tenants in the center. Failure to comply with the plan will result in warnings followed by fines. With the reciprocal parking agreement, employee parking plan, and the conditions listed below, Staff believes that adequate parking is being provided for all tenants within the center.

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 November 29, 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 CEQA Guidelines Section 15305, Minor Alterations to Land Use Limitations, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with the exemption classification, the project does not result in any changes in land use or density.

RECOMMENDATION

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

1. Adopt the four (4) findings of fact and approve the **ADMINISTRATIVE PERMIT – 1850 DOUGLAS BOULEVARD – DSCSP PCL DS-46 – TJ MAXX SHOPPING CENTER PARKING REDUCTION – FILE #PL24-0992** subject to four (4) conditions of approval.

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT, FILE #24-0992

1. This Administrative Permit for a parking reduction to allow a 13-space reduction at the TJ Maxx Plaza shopping center is approved based on the proposed business operation as described in Attachment 3, 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 **December 12, 2024** and if not effectuated shall expire on **December 12, 2026**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
3. The applicant shall follow the approved parking management plan as listed in Exhibit B. Any modifications to this plan shall be approved by the Planning Manager. (Planning)
4. The applicant shall submit plans to the Building Division and secure a building permit for any proposed tenant improvements. (Building)

ATTACHMENTS

1. File ##2007PL-031 Staff Report
2. File #PL18-0066 Staff Report
3. Fehr & Peers Parking Supply/Utilization Analysis

EXHIBITS

- A. Plans
- B. 2018 Employee Parking Plan

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.