



**ITEM 5.2: ADMINISTRATIVE PERMIT FOR PARKING REDUCTION – 781 PLEASANT GROVE BL.
– HRNSP PCL 40 - PINKBERRY PARKING REDUCTION – FILE # PL24-1092**

REQUEST

The applicant requests an Administrative Permit for a Parking Reduction of 6 spaces for a proposed 921-square foot Pinkberry restaurant.

Applicant – Stephanie Solley, Run Run Design

Owner – Eureka Development Company LLC

SUMMARY RECOMMENDATION

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

1. Adopt the four (4) findings of fact and approve the Administrative Permit for Parking Reduction subject to three (3) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

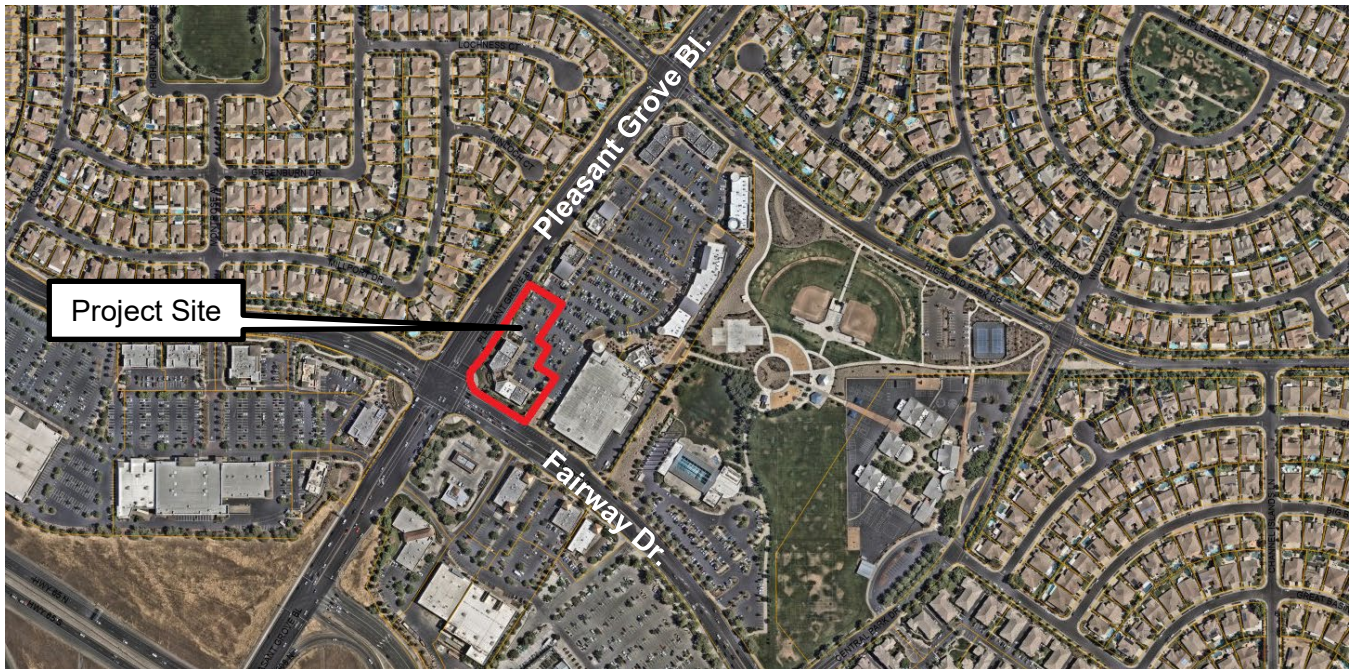
BACKGROUND

The project site is located at 781 Pleasant Grove Boulevard, Suite 190, within the Nugget Plaza commercial center. It is located on Parcel 40 of the Highland Reserve North Specific Plan. The subject property has a zoning designation of Community Commercial with a Special Area overlay of the Highland Reserve North Specific Plan (CC/SA-HR) and a General Plan land use designation of Community Commercial (CC). The site is surrounded by commercial uses to the north and west, a park and community pool to the east, and Fairway Drive to the south with commercial uses beyond (Figure 1).

On September 8, 1987, the Project Review Commission approved a Design Review Permit (File #DRP 04-63) for the construction of seven (7) commercial retail buildings and to subdivide the original parcel into seven (7) parcels.

The current request is for a parking reduction to allow a reduction in the number of shared parking spaces required for the Nugget Plaza to accommodate a new tenant, a Pinkberry restaurant. The proposed use would require 9 parking spaces resulting in a shortfall of 6 spaces for the center. An Administrative Permit is required to analyze whether the existing parking can accommodate the proposed use. The justification for the parking reduction is based on the operational characteristics of the proposed use and a parking survey of the parking area near the project location.

Figure 1 – Project Location



EVALUATION: 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 Administrative Permit 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 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;***

Required parking for a restaurant is determined based on the size of the tenant space. The calculation is 1 space required per 100 sf of area. The tenant suite is approximately 921 sf. Therefore, the Zoning Ordinance parking requirement is 9 spaces. Based on the latest parking table data, the commercial center has no surplus parking spaces available and would not be able to accommodate the restaurant use at the standard parking ratio (Attachment 1).

Based on staff visits to the Nugget Plaza and historic aerial pictures since 2011, issues with the distribution of available parking spaces in the parking lot are largely concentrated in the central portion of the parking lot south of the Pleasant Grove driveway and in front of the Nugget grocery store entrance. The areas on the north and south edges of the parking lot are historically less impacted. The proposed Pinkberry use is proposed in the southern portion of Nugget Plaza. To ensure that adequate parking exists in this area, the applicant was charged to conduct a two-week parking survey at Nugget Plaza to verify whether there was sufficient parking in the central area, especially during the peak hours of the center and of the proposed use (Figure 2).

Figure 2. 2024 Aerial Image (Area of Parking Survey Highlighted in Red)



The applicant conducted a ten-day survey of the parking area on weekday and weekends at mid-day and evenings consistent with the proposed hours of operation and expected peak times (see Exhibit B). The parking survey shows that the surveyed area, which encompassed approximately 195 spaces total had on average approximately 100 parking spaces available at the various hours documented. There parking utilization ranged between 38% to 56% in the area surveyed. The shortfall of 6 spaces by code can therefore be accommodated within the center at any time during business hours, and a sufficient number of spaces are provided to meet the shared parking demands of the center.

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;

The applicant provided operations details for the Pinkberry restaurant, included as Exhibit B. The restaurant is generally open from 12pm-9pm Monday-Thursday with an additional hour in the evening on Friday and Saturday and an additional hour in the morning on Saturday and Sunday. There will be 6 seats provided in the restaurant and 80% of orders will be take-out. Thus, the majority of patrons will be in the space no longer than 5-10 minutes. The pickup and drop off nature of the operations will reduce the impact on surrounding businesses by never occupying parking spaces for long periods of time. The commercial center would thus be able to accommodate the proposed use with the parking reduction.

Based on the operational description of the proposed restaurant and the availability of parking, staff believes there is sufficient parking within the center to support the uses on the site.

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 it is not anticipated that the project will have overflow parking or impact adjacent properties. Additionally, the shopping center is surrounded by arterial roadways, which will virtually eliminate the impact of patrons parking in adjacent commercial centers.

- 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.***

There are existing reciprocal access and parking agreements in place to ensure the access and parking spaces are shared among the center. Conditions of approval to this Administrative Permit indicate that the permit will no longer be valid if the mix, square footage, and operating characteristics described herein are changed.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the project as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. A public notice of the Planning Commission hearing was published on February 28, 2025, and was distributed to all property owners and residents within 300 feet of the project site.

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 as stated in the staff report and approve the **ADMINISTRATIVE PERMIT FOR PARKING REDUCTION – 781 PLEASANT GROVE BOULEVARD – HRNSP PCL 40 – PINKBERRY PARKING REDUCTION – FILE # PL24-1092** subject to three (3) conditions of approval.

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT – FILE #PL24-1092

1. This Administrative Permit for a parking reduction is approved based on the square footage and operating characteristics of tenants and tenant spaces, as described in this staff report and in **Exhibits A and B** and as conditioned below. (Planning)
2. This Administrative Permit approval shall be effectuated within a period of two (2) years from **March 13, 2025** and if not effectuated shall expire on **March 13, 2027**.
3. The applicant shall submit plans to the Building Division and secure a building permit for any proposed tenant improvements. (Building)

Attachments

1. Nugget Plaza Parking Table

Exhibits

- A. Parking Survey
- B. Operations 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.