

ITEM 6.1: Conditional Use Permit – 2020 Taylor Road – INFILL PCL 198 – Elite Towing – File #PL25-0290

REQUEST

The applicant requests a Conditional Use Permit for Elite Towing to operate an impound yard in the Industrial/Business Park (MP) district. The business will occupy 4,230 sf of the existing building located at 2020 Taylor Rd, Building A and a portion of the existing parking lot.

Applicant – Jamie Codero, Elite Transportation and Towing LLC
Property Owner – Fitzgerald LLC

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 seven (7) conditions of approval.

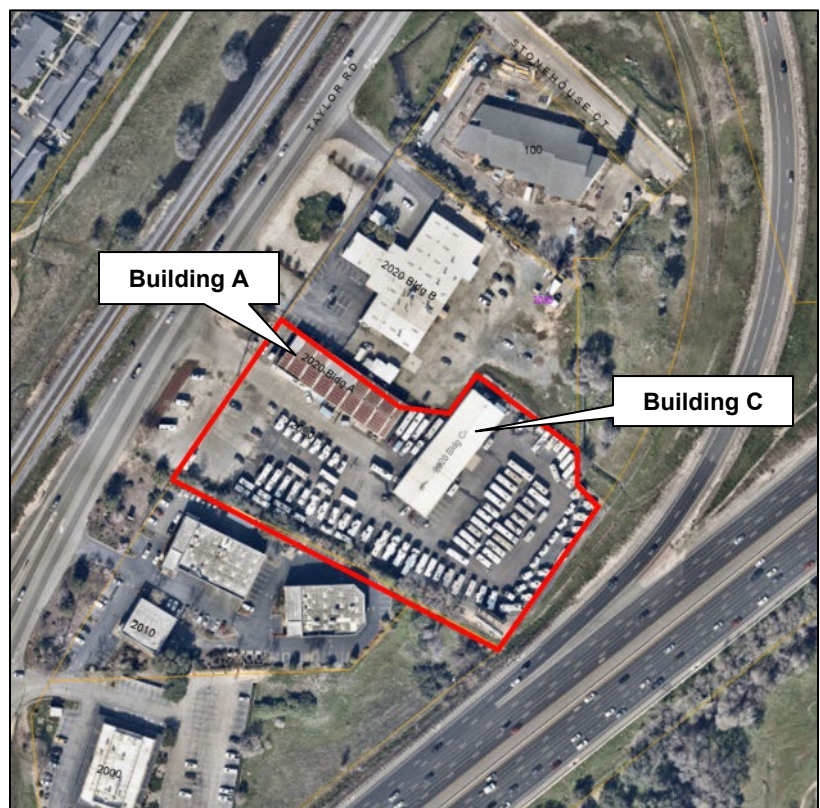
SUMMARY OF OUTSTANDING ISSUES

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 in the City's Infill planning area, at 2020 Taylor Road (APN 015-162-004-000) (see Figure 1). The site has a zoning designation of Industrial/Business Park (MP) and a land use designation of Community Commercial (CC). The site is fully developed with two (2) industrial buildings (A and C) totaling approximately 22,800 square feet, a parking lot, and landscaping. Building A was previously occupied by Flooring Liquidators but is currently vacant and Building C is occupied by RV Travel World. Surrounding uses include automotive repair to the north, office uses and automotive repair to the south, Interstate 80 to the east, and Taylor Road to the west.

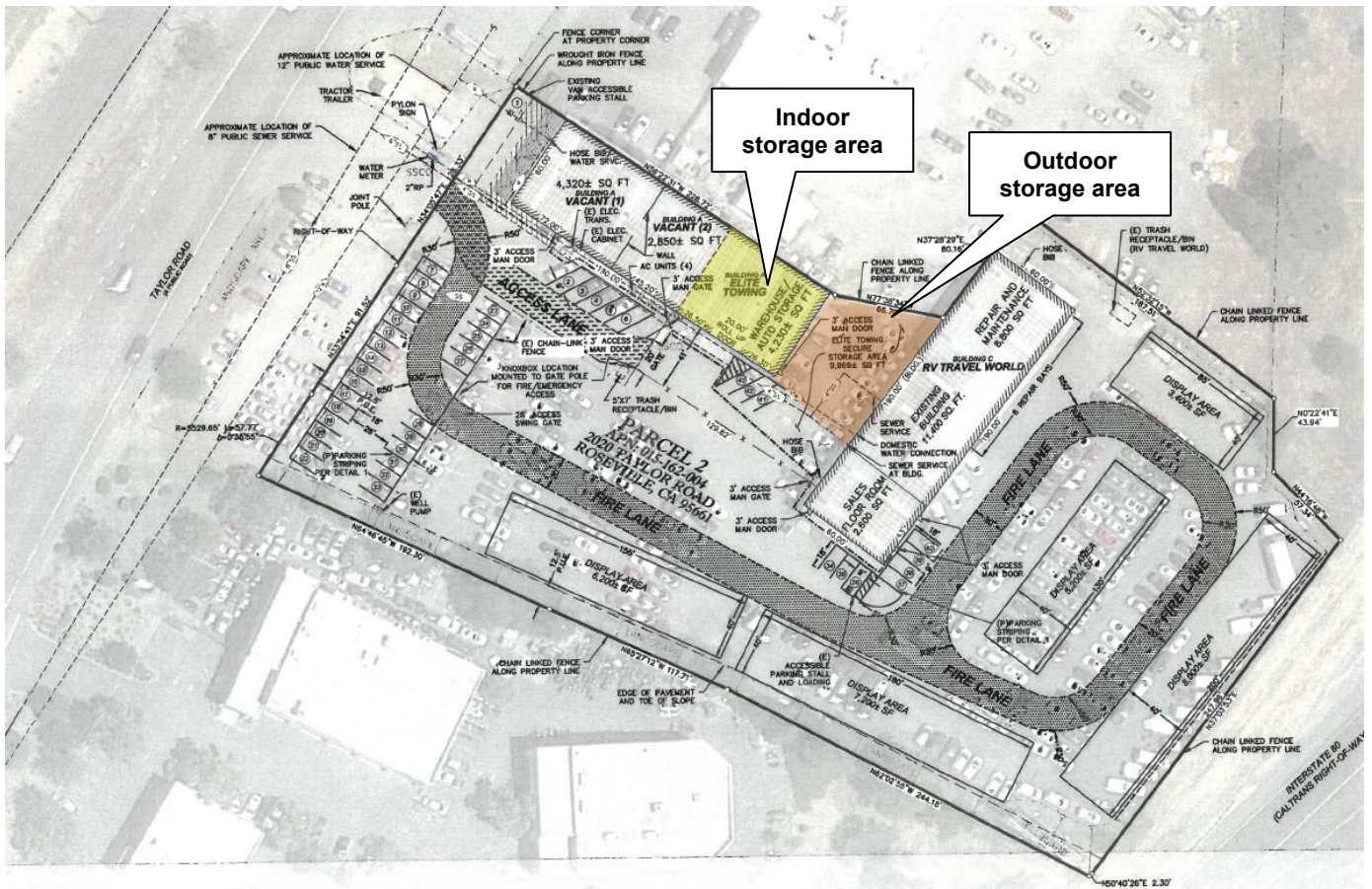
Figure 1: Project Site



The parcel to the north (2020 Taylor Road, Building B) was originally part of the subject parcel and is currently occupied by Caliber Collision. On August 8, 1985, the Planning Commission approved a request for a parcel map to create the two (2) parcels to allow Venture Out Recreation Vehicles (a RV dealership) to purchase the resultant Parcel B. The zoning designation of the property at the time was Commercial Manufacturing (C-M), which principally permitted RV sales and services. Subsequently, the MP zone was established in the Zoning Ordinance of 1996 and replaced the C-M zone. On March 22, 2018, the Planning Commission approved a Conditional Use Permit (CUP) to allow RV Travel World (a RV and trailer sales and service dealership) to locate in Building C and utilize a portion of the existing parking lot for vehicle display (File #PL17-0350). Concurrent with this approval, an Administrative Permit for a parking reduction was approved to allow a reduction of 41 spaces.

The current request is to operate a towing and impound yard for Elite Towing, which also requires a CUP in the MP zone. The proposed use will occupy 4,230 square feet of the existing 11,400-square-foot Building A, which will be utilized for indoor storage of towed and impounded vehicles. The remaining area of the building will be left vacant for a future tenant. No modifications to the exterior of the building are proposed. In addition, there will be approximately 9,969 square feet of outdoor vehicle storage area. No vehicle repair will occur, and no additional buildings or structures are proposed for the site. The CUP allows the Planning Commission the opportunity to review the project's compatibility with light industrial, office and commercial uses in the project area.

Figure 1: Proposed Site Plan



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 Conditional Use Permit (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.

The project site has a land use designation of Community Commercial (CC). The site is located within the Infill area of the City and is not subject to a Specific Plan. Primary uses intended for the CC land use category include retail stores and businesses selling a full range of goods and services. Impound yards are not considered a primary or secondary use in the CC land use designation, however Light Industrial (LI) land uses are listed as conditionally compatible with the CC district. When potential for conflict between uses occurs, the General Plan relies on the Zoning Ordinance through the Conditional Use Permit (CUP) process to evaluate the appropriateness of a use. A CUP allows potential incompatibilities between land uses to be addressed and conditions to be added to minimize conflicts. With approval of the CUP, the project is consistent with the General Plan.

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

The Zoning Ordinance does not contain development standards specific to impound yards but does contain standards for required parking spaces and building height. The facility will utilize an existing industrial building, with no new buildings or structures proposed. The Zoning Ordinance requires Impound Yards to provide one (1) parking space per 250 square feet of office, and one (1) additional space for each company vehicle. Based on this requirement, Elite Towing requires one parking space for the company vehicle. The site provides a total of 43 spaces that are shared among the tenants. Based on the prior Administrative Permit approval for a parking reduction, it was determined that the overall peak parking demand for RV Travel World was 23 spaces and for the prior Flooring Liquidators use was 13 spaces. Therefore, there is sufficient parking to accommodate the proposed impound yard and the project is consistent with the Zoning Ordinance.

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 proposed impound yard will occupy 4,230 square feet of Building A. The building will be utilized for storage of towed and impounded vehicles and no vehicle maintenance is proposed. In addition, 9,969 square feet of the existing outdoor area will be secured for storage of vehicles. The outdoor storage will not take up the existing area utilized for parking. There will be one employee and the hours of operation will primarily take place Monday through Friday, 8:00 a.m. to 5:00 p.m.; however, vehicles can potentially be towed to the site at any time.

Noise impacts generated from the towing of vehicles to and from the yard, unloading, loading and storage of vehicles are not expected to result in significant impacts. There are no sensitive receptors immediately adjacent to the site. Surrounding uses include automotive repair to the north and office uses and automotive repair to the south. In addition, staff does not anticipate any significant visual impacts from the towed vehicles, as the vehicles will either be stored inside the building or outside in a secured area that is located away from the street frontage. To minimize potential visual impacts for the property to the north, Condition #3 requires the chain link fence along the property line (where adjacent to the outdoor storage area) be enhanced with slats for screening of vehicles. As such, the impacts to the adjacent properties will be minimal.

The project was reviewed by the Building Division, and it was determined that a building permit for a tenant improvement will be required prior to occupying the building (see Conditions #5 and #6). Through the building permit process, the project will comply with the California Building Code and with all life safety requirements.

Based on the information presented above and with the conditions of approval, staff has not identified any potential adverse effects of this project upon the public health, safety and welfare, or upon property or improvements in the vicinity of the project site, and therefore supports approval of the request.

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 11, 2025, and was also distributed to all property owners within 300 feet of the site, interested persons, and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

The project is categorically except from the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15305 pertaining to minor alterations to land use limitations and pursuant to Section 305 of the City of Roseville CECA Implementing Procedures. Consistent with this 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 three (3) findings of fact as listed in the staff report and approve the **CONDITIONAL USE PERMIT – 2020 TAYLOR ROAD – INFILL PCL 198 – ELITE TOWING – FILE #PL25-0290** subject to seven (7) conditions of approval.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT – FILE #PL25-0290

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **July 24, 2025** and if not effectuated shall expire on **July 24, 2027**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as identified and shown in Exhibits A—C, and as conditioned or modified below. Any modifications to the operations shall require approval of a Conditional Use Permit Modification. (Planning)
3. The chain link fence along the property line adjacent to the outdoor storage area shall be enhanced with slats for screening of vehicles. (Planning)
4. Operations shall be consistent with the City's Noise Regulation standards (Roseville Municipal Code Chapter 9.24). (Planning)
5. The applicant shall submit plans to the Building Division and secure a building permit for any proposed tenant improvements or Certificate of Occupancy. (Building)
6. 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)

7. The applicant shall provide clear access to the trash bin for service. Vehicles shall not be parked along the access lane or in front of the trash bin. A 30' inside and 50' outside radii shall be provided on both the entry to the access road and exiting (reversing) of the access road. (Engineering, Environmental Utilities)

EXHIBITS

- A. Operational Description
- B. Site Plan
- C. Floor 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.