

**ITEM 5.2: Conditional Use Permit – 945 Roseville Pw. – NCRSP PCL 61 – The Edge Performing Arts Conditional Use Permit – File # PL25-0312**

**REQUEST**

The applicant requests approval of a Conditional Use Permit to allow a specialty school in the NC (Neighborhood Commercial) zone district, located at 945 Roseville Pw. in the North Central Roseville Specific Plan (NCRSP) area. The proposed operation is a dance studio working with students ages 9-18. Classes are held beginning at 4:00pm and finishing by 9:30pm Monday- Friday.

Applicant: Jordan Pitts, The Edge Performing Arts  
Owner: Michael Brodovsky, 935 Roseville AAB LLC et al.

**SUMMARY RECOMMENDATION**

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

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) 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 the recommended conditions of approval.

**BACKGROUND**

The project site is located on the north side of Roseville Parkway, approximately 1/2 mile north of the intersection of Pleasant Grove Boulevard and Roseville Parkway. The 2.28-acre site is Parcel 61 of the North Central Roseville Specific Plan (NCRSP) and is bordered by Pleasant Grove Creek on the east. The project site is bordered by single-family residential developments on the north and south, open space and a branch of the Pleasant Grove Creek on the east, and Roseville Parkway to the west (Figure 1).

The subject site was originally designated to be a Fire Station until the station was moved to NCRSP Parcel 43. As part of the Rezone (RZ 98-22) of these properties, the subject site was zoned Neighborhood Commercial/Special Area-North Central Roseville Specific Plan (NC/SA-NC). This special area designation refers to development standards and permitted uses that are unique to Parcel 61. The development standards and permitted uses recognize the sensitive residential and open space parcels adjacent to the site. The two buildings, identified at 935 and 945 Roseville Pw., were designed consistent with these development standards and were approved by the Design Committee in September of 2004 (File #DRP 04-21).

The proposed project is a request for a Conditional Use Permit to allow a specialty school (dance studio) in the NC/SA-NC (Neighborhood Commercial) zone district. The proposed dance studio, known as the Edge Performing Arts, would occupy an approximately 1,091-square-foot suite within 945 Roseville Pw. The proposed hours of operation would be from 4:00 PM to 9:30 PM Monday through Friday, with occasional weekend classes several times per year. The operator anticipates 6-9 classes per day, with each class between 30 minutes to an hour, 10-12 children per class.

**Figure 1: Project Location**



## **EVALUATION**

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 General Plan land use designation of Neighborhood Commercial (NC). According to the General Plan, uses consistent with the NC land use designation will provide “basic commercial retail and services for the convenience of surrounding neighborhoods within walking distance of major residential areas”, and primarily consist of convenience uses. Secondary uses may include medical or veterinary offices, other professional offices, or commercial childcare facilities.

The project site is also within the North Central Roseville Specific Plan (NCRSP) area on Parcel 61, which has a NC land use designation. In this case, the NCRSP further restricts uses on Parcel 61 beyond what is typical for this zone district. For example, gasoline sales, veterinary clinics, and heliports, which are conditionally permitted in the NC zone district, are expressly prohibited on Parcel 61. Other uses such as convenience eating and drinking establishments, as well as maintenance and repair facilities, are subject to the CUP process. Specialty schools are not mentioned in the modified standards of the NCRSP; therefore, the applicable standard defaults to the Zoning Ordinance. Per the Zoning Ordinance, specialty schools are considered conditionally permitted within the Neighborhood Commercial (NC) zone district

upon approval of a Conditional Use Permit (CUP). 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 for specialty schools, but does include standards for required parking. The proposed dance studio will occupy an approximately 1,091-square-foot suite in the existing 945 Roseville Pw. building. Per Section 19.26.030 of the Zoning Ordinance, specialty schools require one (1) parking space per 50 square feet of instructional area plus one (1) per 250 square feet of office area. The proposed studio will have a dance instruction area, a small restroom, and no office. Based on the floor plan, the total parking requirement for the use is 22 parking spaces. With the proposed project, the cumulative parking need for all uses at 945 and 935 Roseville Pw. is 68 spaces, with a total of 70 spaces provided.

Out of an abundance of caution, staff requested that the applicant collect parking counts for the project site to ensure that the proposed use will not result in a parking impact. The parking counts were collected at the time classes would begin for the Edge Performing Arts (approximately 4:00 PM) and again at another class time (7:00 PM). Weekend counts were collected at 3:00 PM. The parking counts show the number of unoccupied spaces available at the project site. A total of 70 parking spaces are provided on site.

**Table 1- Vacant Parking Spaces at 935 and 945 Roseville Pw.**

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<b>4:00 PM</b>	42	59	57	59	56	(3:00 PM) 60	(3:00 PM) 65
<b>7:00 PM</b>		64	64	64	65		

Based on the provided parking counts, a maximum class size of 12 children (per the operational plan), and hours of operation from 4:00 PM to 9:30 PM, no parking impacts are anticipated. There are no additional standards identified in the Zoning Ordinance for specialty schools. Therefore, as conditioned, 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 dance studio will be within an existing building, which was originally designed to have minimal impacts on the surrounding residences. The hours of operation for the studio will be 4:00 PM to 9:30 PM Monday through Friday, with occasional (3-5 times per year) weekend Master Classes. All class activity will occur indoors. As previously discussed, there is ample parking available within the center to accommodate the use. Staff has not identified any potentially adverse effects of this project upon the public health, safety, and welfare, or upon property or improvements in the vicinity of the project site; therefore, staff supports approval of the request.

## **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 Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on July 11, 2025, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

## **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.

None of the exceptions to exempting projects, as outlined in Section 15300.2 of CEQA, apply to the proposed project. The project does request exemption through Class 5; however, the parcel is already developed and is not a particularly sensitive environmental habitat. The project will not impact a designated, precisely mapped, or officially adopted environmental resource of hazardous or critical concern. The project falls within the scope of the evaluation of the NCRSP EIR, and therefore would not exceed any cumulative impacts not previously considered by the certified document. There are no unusual circumstances that will have a significant effect on the environment proposed as part of the project, as the use is permissible upon approval of the CUP and the project will occur within an existing building. 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.

## **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 – 945 Roseville Pw. – The Edge Performing Arts Conditional Use Permit – PL25-0312** subject to two (2) conditions of approval.

### **CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT – FILE # PL25-0312**

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 shown in Exhibits A and B. The hours and other operating characteristics shall be consistent with the operational plan included in Exhibit A. (Planning)

## **Exhibits**

- A. Operational Plan
- B. Floor Plan

**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.