

ITEM 5.2: Conditional Use Permit Modification and Administrative Permit – 1836 Sierra Gardens Drive – DSCSP PCL DS-42 – Ismaili Center Expansion – File #PL25-0564

REQUEST

The project is a request for a Conditional Use Permit Modification to increase the area of the existing religious use at 1836 Sierra Gardens Drive by approximately 2,000 square feet. An Administrative Permit is also requested to allow a reduction in the required number of parking spaces.

Applicant – Navid Shirooei, Comstock Johnson Architects
Property Owner – STG Sierra Garden LLC

SUMMARY RECOMMENDATION

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

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to five (5) conditions of approval; and
2. Adopt the three (3) findings of fact and approve the Administrative Permit subject to three (3) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

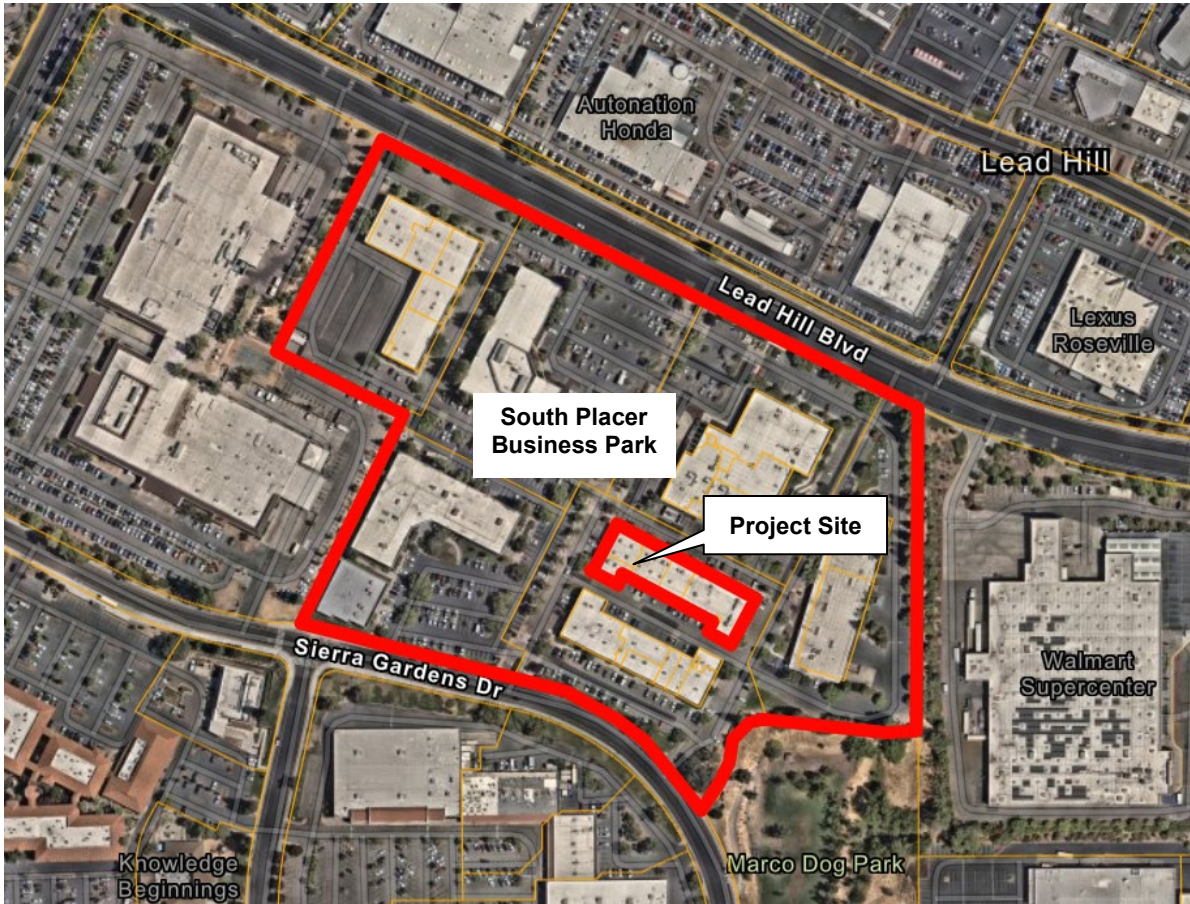
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project is located within the South Placer Business Park complex, between Sierra Gardens Drive and Lead Hill Boulevard within the City's Douglas-Sunrise Corridor Specific Plan (DSCSP) area. The complex is adjacent to the US Postal Service building to the west and Walmart to the east (see Figure 1 below). The complex includes six parcels that have a land use designation of Community Commercial (CC) and a zoning designation of Community Commercial/Special Area-Douglas-Sunrise (CC/SA-DS). The South Placer Business Park was originally approved with a Use Permit by the Project Review Commission in 1989 (file #UP 89-24). The six parcels are currently developed with eight buildings occupied with a mix of office, medical, commercial and warehouse uses. All six parcels are owned and managed by one property owner and have a shared parking agreement.

On August 9, 2018, the Planning Commission approved a Conditional Use Permit (CUP) (file # PL17-0367) for a community assembly use for the Tarbiya Institute to occupy approximately 6,000 square feet (Suite 100) within the approximately 23,425-square-foot building located at 1836 Sierra Gardens Drive (see Figure 1). The remainder of the building is currently occupied by offices, a dialysis clinic, and vacant office area. On November 12, 2020, the Planning Commission approved a CUP Modification (file #PL20-0217) for the Ismaili Education and Worship Center ("Ismaili Center"), which is also a community assembly use, to occupy the prior Tarbiya Institute space. The CUP Modification approved minor changes to the operational characteristics of the use and minor interior alterations to the site.

Figure 1: Project Location



The Ismaili Center is currently requesting a subsequent CUP Modification to expand their use by approximately 2,000 square feet by occupying the adjacent suite 90. The additional square footage will be utilized as a social hall and classrooms. The purpose of the CUP Modification is to evaluate the appropriateness of the use at the proposed location and minimize any potential conflicts between adjacent uses. Typically, the primary issue to address with community assembly uses is ensuring adequate parking is available to support the higher parking demand generated from the use. In November 2025, an Administrative Permit for a parking reduction (file #PL25-0594) was approved by the Planning Division to allow THE STUDIO, a martial arts and fitness use, to occupy a portion of 1390 Lead Hill Boulevard, which is also located within the South Placer Business Park. The Administrative Permit approval was for a reduction of 50 spaces for the overall center. The proposed Ismaili Center expansion will require an additional nine (9) parking spaces than what is currently allocated to the building. Given there is no surplus parking available based on the current tenant mix, a request for a subsequent Administrative Permit for a reduction in shared parking is included with the proposed project.

EVALUATION – CONDITIONAL USE PERMIT MODIFICATION

Section 19.78.060(J) of the City of Roseville Zoning Ordinance requires two findings of fact be made in order to approve a Modification for a Conditional Use Permit. 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.

The original approval (file #PL17-0367) was a CUP for a community assembly use. The subsequent CUP Modification (file #PL20-0217) for the Ismaili Center was found to be substantially consistent with

the intent of the original approval. With the proposed expansion, the Ismaili Center will continue to have the same hours of operation as approved with the prior CUP Modification, and the hours of religious assembly will remain before 8 a.m. and after 5 p.m. on weekdays. The proposed use will not conflict with surrounding businesses. Staff finds that the proposed modification is substantially consistent with the intent of the original approval.

2. The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the applicable specific plan.

The project site has a land use designation of Community Commercial (CC). The CC land use designation is intended to include retail stores and businesses with a full range of goods and services that are provided to an expanded service area. Although community assembly uses are not specifically listed as typical uses within the CC land use, they are considered a commercial use type and are typically located on parcels with a commercial land use designation. The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of community assembly uses through the Conditional Use Permit process. Therefore, the proposed project is consistent with the General Plan.

As mentioned, the project is located in the CC zone district in the Douglas-Sunrise Corridor Specific Plan (DSCSP). Consistent with the Zoning Ordinance, the DSCSP requires a CUP for a community assembly use to operate within a CC zone district. The proposed use will occupy an existing building and will not include any exterior modifications to the building. Therefore, there are no specific development standards outlined in the DSCSP or the Zoning Ordinance, other than parking requirements, for the community assembly use.

The parking requirement for community assembly uses is one parking space per every 50 square feet of assembly use (1:50) and one space for every classroom. Space dedicated to restrooms, office space, and other ancillary spaces are excluded from the parking calculation. The Ismaili Center will occupy Suite 90, which is approximately 2,000 square feet. The suite will be created from a portion of Suite 80, which is currently occupied by an office use. The additional space will add 764 square feet of assembly area and two (2) classrooms to the Ismaili Center’s operations. Currently, the building (1836 Sierra Gardens Dr.) has 120 allocated parking spaces.

As shown in Table 1 below, the total parking requirement for the Ismaili Center including the existing and proposed tenant space will be 67 spaces. This is an additional nine (9) parking spaces than what is currently allocated to the building. Given there is no surplus parking available within the South Placer Business Park based on the current tenant mix, an Administrative Permit for a parking reduction is required. Further discussion on parking is included in the Administrative Permit section of this report. With approval of the Administrative Permit, the project will comply with the Zoning Ordinance requirements.

Table 1 - Parking Requirement for 1836 Sierra Gardens Drive

Suite	Tenant	Square Feet	Use	Parking Ratio	Proposed Parking Required	PL20-0367 Parking Allocation
150	Davita Dialysis	9,060	medical	1:200	45	45
100	Ismaili Center (Existing)	2,105	assembly	1:50	42 + 8 = 50	50
90	Ismaili Center (Proposed)	764 + 2 classrooms	assembly	1:50 + 1: class	15 + 2 = 17	n/a
80	Office	6,303 4,303	office	1:250	25 17	25
Total					129	120

EVALUATION – ADMINISTRATIVE PERMIT

Section 19.78.060(A) of the City of Roseville Zoning Ordinance requires that three findings be made prior to the approval of an Administrative Permit. The required findings are listed below in *italicized, bold* 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 project site has a land use designation of Community Commercial (CC). The CC land use designation is intended to include retail stores and businesses with a full range of goods and services that are provided to an expanded service area. Although community assembly uses are not specifically listed as typical uses within the CC land use, they are considered a commercial use type and are typically located on parcels with a commercial land use designation. The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of community assembly uses through the Conditional Use Permit process. Therefore, the proposed project is consistent with the General Plan.

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

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 Planning Commission if four (4) criteria can be met. The required criteria are listed below in *italics* and are followed by an evaluation.

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

The South Placer Business Park was developed with a total of 1,098 parking spaces. Attachment 1 identifies the current parking requirement for each building based on the existing use types. The total parking requirement with the proposed Ismaili Center expansion will be 1,155 spaces. As discussed in item b) below, the typical hours of operation for uses in the South Placer Business Park are Monday through Friday 8 a.m. to 5 p.m. and often closed during the noon lunch hour. The Ismaili Center will operate outside of these hours.

As part of the prior parking reduction approval completed for THE STUDIO, a parking survey of the site was conducted over a 10-day period at various times in the afternoon and evenings (see Attachment 2). The survey observed the parking lots located adjacent to 1386 & 1390 Lead Hill Boulevard and 1836 Sierra Gardens Drive. The survey demonstrates that the surveyed area, which encompassed 580 spaces total had on average approximately 556 parking spaces available at the various hours documented. The greatest parking demand of THE STUDIO was determined to be 30 spaces based on the business's operational description. With THE STUDIO in operation, it is anticipated that there would still be at least 500 parking spaces available. Therefore, there is a sufficient number of parking spaces to accommodate the proposed Ismaili Center expansion and the remainder of the uses. Based on these factors, the number of spaces that are generally available throughout the day will meet the greatest parking demand for the uses within the center.

b) 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 South Placer Business Park is occupied by a mix of commercial, office, and light industrial tenants. Typical hours of operation for such uses are Monday through Friday 8 a.m. to 5 p.m. and

often closed during the noon lunch hour. The Ismaili Center is a church (community assembly) use. The operations plan is provided as Exhibit A. Consistent with its current operations, the Ismaili Center will have church services Monday through Sunday from 3:30 a.m. to 5:30 a.m. and from 7:00 p.m. to 9:00 p.m. All events associated with the services will occur inside the tenant space. It is estimated that attendees of the services will generate the need for no more than 20 parking spaces in the morning and 40 parking spaces in the evening. As these service times occur outside of the typical hours of operation for other tenants in the business park, and the number of parking spaces needed is less than those allocated to the use, no parking impacts are anticipated to adjacent businesses. In addition to church services, the Ismaili Center will continue to offer classes on Saturday and Sunday from 2 p.m. to 6 p.m. These classes range in size and will have an anticipated parking demand of no more than 40 parking spaces. All activities associated with the classes will occur inside. Again, as these classes will be held outside of typical peak business hours and the class size is smaller than the allocated number of parking spaces for the tenant space, no parking impacts are anticipated to occur.

c) Overflow parking will not impact any adjacent use.

There are existing reciprocal access and parking agreements in place for the center. The Zoning Ordinance does not permit designating or reserving parking spaces for specific uses within a center or complex. Although tenants will have a number of stalls allocated to them, there is no designated parking within the center. As such, patrons of the center can use any available stalls located on-site. It is not anticipated that overflow parking will occur due to the operational characteristics of the mix of uses.

d) 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, 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.

3. *The location, size, design, and operating characteristics of the 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 request for a parking reduction is based on the fact that a sufficient number of spaces are provided to meet the greatest parking demand of the participating uses, and the nature of the uses and times when the uses operate demonstrate the lack of potential conflict between them. Staff finds the project 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.

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 28, 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 exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, which includes minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The project includes a minor modification to the conditionally permitted use of the property and is therefore exempt.

RECOMMENDATION

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

1. Adopt the two (2) findings of fact as listed in the staff report and approve the **CONDITIONAL USE PERMIT MODIFICATION – 1836 SIERRA GARDENS DRIVE – DSCSP PCL DS-42 – ISMAILI CENTER EXPANSION – FILE #PL25-0564** subject to five (5) conditions of approval; and
2. Adopt the three (3) findings of fact as listed in the staff report and approve the **ADMINISTRATIVE PERMIT – 1836 SIERRA GARDENS DRIVE – DSCSP PCL DS-42 – ISMAILI CENTER EXPANSION – FILE #PL25-0564** subject to three (3) conditions of approval.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT MODIFICATION – FILE #PL25-0564

1. This Conditional Use Permit Modification approval shall be effectuated within a period of two (2) years from **December 11, 2025** and if not effectuated shall expire on **December 11, 2027**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The activities and services approved in conjunction with this Conditional Use Permit Modification shall be as identified in Exhibits A—B. No expansion of the use beyond what is outlined in these exhibits shall be permitted without prior approval from the Planning Commission. (Planning)
3. The project is subject to the previously approved conditions of approval for the Tarbiya Institute Conditional Use Permit (file #PL17-0367) and subsequent Ismaili Education and Worship Center Conditional Use Permit Modification (file #PL20-0217), except as conditioned or modified below. (Planning)
4. The Conditional Use Permit shall be effectuated upon issuance of an occupancy permit by the Building Department. (Planning, Building)
5. If the project requires a change in occupancy classification, the existing Fire Alarm System and Fire Sprinkler System requires a separate Fire Systems Permit. Information on the permit application and submittal requirements can be obtained on the City of Roseville’s webpage. For more information, please contact Jordan Paul, Fire Marshal at jpaul@roseville.ca.us or (916) 774-5802. (Fire)

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT – FILE #PL25-0564

1. The Administrative Permit for a parking reduction is approved based on the proposed mix, square footage, and operating characteristics of tenants and tenant spaces, as described in this staff report and in Attachment 1 and Exhibits A—B, and as conditioned below. Should the Ismaili Center vacate the space or modify their 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 11, 2025** and if not effectuated shall expire on **December 11, 2027**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)

3. The applicant shall submit plans to the Building Division and secure a building permit for any proposed tenant improvements. (Building)

ATTACHMENTS

1. South Placer Business Park Parking Table
2. File #PL25-0594 Parking Survey

EXHIBITS

- A. Operational Description
- B. 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.