

ITEM 5.2: **Conditional Use Permit – 1219 Pleasant Grove Blvd – NRSP PCL 19 – Grace Collective Church – File #PL25-0467**

REQUEST

The applicant requests a Conditional Use Permit to allow Grace Collective Church (community assembly) to operate in a Business Professional (BP) zone district.

Applicant – Matthew Tinetti, Grace Collective Church
Property Owner – North American Baptists Inc.

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 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 1219 Pleasant Grove Boulevard within the Pleasant Grove Professional Center, which is on the south side of Pleasant Grove Boulevard, approximately midway between Foothills and Washington Boulevards within the Northwest Roseville Specific Plan Area (see Figure 1). The site has a Zoning and Land Use Designation of Business Professional (BP). The 7,650 square-foot building is one of ten in the Pleasant Grove Professional Center. The subject and surrounding office buildings are occupied by primarily professional and medical office uses. The project site is located adjacent to Pleasant Grove Boulevard to the north, the Arbor View Village retail center to the west, open space/floodway and low-density single-family residential housing to the south, and railroad tracks and low-density single-family residential housing to the east.

Figure 1: Project Site



The Pleasant Grove Professional Center was approved by the Planning Commission through the City's Design Review Permit, Tentative Subdivision Map, and Tree Permit process under file #DRP 03-64,

SUBD 03-12, and TP 03-55 on February 26, 2004. These entitlements allowed the subdivision of the existing 8.4-acre parcel into ten (10) parcels ranging in size from 0.39 to 1.09 acres, followed by construction of ten (10) buildings totaling 73,616 square feet (one building on each parcel), including associated parking and landscaping improvements.

The current request is for a Conditional Use Permit (CUP) to allow Grace Collective Church to operate within a 5,600 square-foot suite of an existing 7,650 square-foot building. The other suite in the building is currently occupied by In Focus Financial. The suite would be divided into separate spaces for assembly, daycare, and office uses. The primary church use is considered a community assembly use, which requires a CUP in the BP zone district. The daycare and office uses are allowed by right within the BP zone district, and are therefore not subject to review in this application. The CUP process allows the Planning Commission the opportunity to review the project's compatibility with surrounding uses and place appropriate conditions on the use.

EVALUATION AND FINDINGS

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 Business Professional (BP). The site is located within the Northwest Roseville Specific Plan Area. Primary uses listed in the BP land use designation include administrative, professional, government or medical office uses; research and development (not including any manufacturing or assembly); and hospitals, clinics, and general medical uses. Secondary uses include limited service commercial uses (e.g., banks, restaurants, commercial day care centers, florist, etc.) and are further regulated by the zoning designation. The proposed church is considered "community assembly" which is not listed as a primary or secondary use in the BP land use designation; however, this use is listed as conditionally compatible with the BP district. When potential for conflict between uses occurs, the General Plan relies on the Zoning Ordinance through the CUP process to evaluate the appropriateness of a use. A CUP allows potential incompatibility 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 community assembly but does contain standards for required parking spaces and building height. The proposed business will utilize an existing building, with no new buildings or structures proposed. The Zoning Ordinance requires community assembly (place of worship) uses to provide one (1) parking space per 3 fixed seats or one (1) space per 50 square feet for non-fixed seats in the assembly area, plus 1 space per classroom. The proposed daycare use requires one (1) parking space per employee plus one (1) per company vehicle and one (1) for every eight persons at the facility. Because of the offset hours of operation for the daycare use and church use, the four required spaces for the daycare are not being counted in addition to the 55 required for the church as they will not be operating at the same time. Based on these ratios, the project requires a total of 55 parking spaces. The Pleasant Grove Professional Center provides a total of 334 parking spaces among the ten (10) buildings. Based on the current mix of tenants within the center and the proposed use of the subject property, the total parking requirement for all uses is 326 spaces, resulting in a surplus of eight (8) spaces (see Attachment 1 – Parking Table). Therefore, there is sufficient parking to accommodate the proposed church, 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 church will occupy a 5,600 square-foot suite within the existing 7,650-square-foot building. As mentioned, the space would be divided into separate spaces for assembly, daycare, and office uses. The building would also utilize the existing restrooms, storage, and waiting areas.

Based on the operation plan provided by Grace Collective, the current congregation has an average attendance of 85 people, with the reasonable expectation that the space would accommodate approximately 200 people at any single service, including congregants and staff members (see Exhibit A). The church expects no more than 1-3 staff members on site at any given time. The hours of operation for the worship service will be approximately 8 a.m. to 1 p.m. on Sundays, with staff office hours from 8am-4pm on weekdays (Table 1). As the congregation expands, they expect to offer mid-week evening classes (6:30pm-8:30pm) which would provide greater parking availability for the church patrons. Any changes to the allowed hours of operation or maximum number of occupants would require a Conditional Use Permit Modification. The proposed day care use is allowed by right in the BP zone district, and is therefore not subject to review in this application.

Table 1: Program Schedule

CURRENT PROGRAM SCHEDULE			
DAY	PROGRAM	HOURS	ATTENDEES
	Staff Office Hours	8am - 4pm	3
	Youth Bible Study	6:30pm - 8:30pm	20
Friday	Daycare	7am - 5:30pm	14
	Staff Office Hours	8am - 4pm	3
Saturday	Closed		
Sunday	Worship Service	8am - 1pm	100

The BP zone district is intended to include office, medical, and research and development uses that generate very limited noise, vibration, odor, dust, smoke, light or other pollutants. Due to the proposed offset hours of operation, the proposed use would not conflict or adversely impact surrounding uses.

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 January 30, 2026, and 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 except from the provisions of the California Environmental Quality Act (CEQA) Guidelines per 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 – 1219 PLEASANT GROVE BLVD – NRSP PCL 19 – GRACE COLLECTIVE CHURCH – FILE #PL25-0467** subject to four (4) conditions of approval.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT – FILE #PL25-0467

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **February 12, 2026** and if not effectuated shall expire on **February 12, 2028**. 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–B, and as conditioned or modified below. Any modifications to the operations shall require approval of a Conditional Use Permit Modification. (Planning)
3. The approved hours of operation for the worship service shall be Sunday from 8:00 am – 1:00 pm. The approved hours of operation for evening classes shall be 6:30 pm – 8:30 pm on weekday evenings. (Planning)
4. A separate building permit and fire permit is required for the proposed change of use/occupancy of the existing building. (Building & Fire)

ATTACHMENT

1. Parking Table

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.