

PLANNING & HOUSING DEPARTMENT STAFF REPORT
PLANNING COMMISSION MEETING August 25, 2011

Prepared by: Derek Ogden, Associate Planner

ITEM V-A: CONDITIONAL USE PERMIT - 100 STONEHOUSE CT. - NORTHERN CALIFORNIA CONFERENCE OF SEVENTH DAY ADVENTISTS CHURCH - FILE # 2011PL-053

(CUP-000072)

REQUEST

The applicant requests approval of a Conditional Use Permit to allow a Community Assembly use (7th Day Adventist Church) to operate within an Industrial Business Park (MP) zone.

Property Owner: Candice Stephenson, Stonehouse Court Assoc. LLC Project Applicant: Sasa Andelkovic, Northern California Conference of Seventh Day Adventist

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Conditional Use Permit; and
- B. 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 the recommended Conditions of Approval.

BACKGROUND

The project site is located at 100 Stonehouse Ct. within the Infill Planning Area of the City (see Figure 1). The property is zoned Industrial Business Park (MP) and has a land use designation of Community Commercial (CC) and is surrounded by a mix of industrial, commercial, and residential properties.



On January 20, 1983 the Project Review Commission approved a Site Review Permit (SR 82-50) for the Placer County Welfare Office Building to develop a 15,998 square foot, single story office building and associated parking, landscaping, and lighting. The parcel has two driveways which provide access to the project from Stonehouse Ct. The site has an exclusive parking area which contains 106 parking spaces.

Figure 2: 100 Stonehouse Ct.



The current request is for a Conditional Use Permit (CUP) to allow a Community Assembly use (7th Day Adventist Church) to locate in an MP zone. The proposed church would be located inside the existing building and be constructed in two phases. The first phase would include interior improvements to create a sanctuary, classrooms, offices, and a kitchen. This phase would total approximately 9,000 square feet (see Exhibit B). A second phase of construction would occur as the church grows and include a multi-purpose room, youth ministry area, additional classrooms and storage. The second phase would total approximately 7,000 square feet.

FINDINGS & EVALUATION

Conditional Use Permits are evaluated for consistency with the City's General Plan, conformance with the City's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or live in the area. Specifically, the Planning Commission must make the three findings listed below in bold italics to approve the Conditional Use Permit. An analysis of the project follows each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan.

The land use designation for the subject property is Community Commercial (CC). The CC land use designation is typically intended to provide for retail uses and services selling a full range of goods and services. Retail and service uses with large space needs such as large floor plate retailers, grocery stores and outlets are anticipated uses.

While the General Plan does not specifically list Community Assembly as a primary or secondary use anticipated in the CC land use category, the space needs and the operations as described in Exhibit A are similar to, and as described further below, compatible with, the anticipated land uses.

Where there is the potential for conflict between uses, the General Plan relies on the Zoning Ordinance, through the Conditional Use Permit process, to address and minimize the conflicts through operational conditions. As described in Exhibit A, and as conditioned, the 7th Day Adventist Church is consistent with the CC land use designation.

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

Chapter 19.14 of the Zoning Ordinance identifies that Community Assembly uses are conditionally permitted within the Industrial Business Park (MP) zone. The use permit process allows for evaluation of the details of a particular location and potential conflicts can be addressed through operational conditions. For Community Assembly Uses, the Roseville Zoning Ordinance does not establish any specific development standards except for parking requirements. As such, the following evaluation will focus on the parking requirement for the church. The operational characteristics of the proposed use and the compatibility with the existing uses will be addressed under Finding #3.

As noted previously, 7th Day Adventist Church is proposing to construct and occupy the 15,998 square foot office building in two phases. The first phase will include interior improvements to construct the main sanctuary, three classrooms, a conference room, two offices and restrooms. The main sanctuary will accommodate approximately 250 fixed seats. Based on the Zoning Ordinance parking requirements for Community Assembly Uses (i.e. 1 stall per 3 fixed seats in the assembly area plus 1 stall per classroom), the church's parking requirement is 88 spaces (see Exhibits A & B). The project site has 106 parking spaces and with the proposed assembly use, the building's parking field provides a sufficient number of spaces for the current phase of construction and the second phase depicted in the conceptual floor plan (Exhibit B). The site would have a surplus of 18 parking spaces, which is more than sufficient to comply with the Zoning Ordinance standards.

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.

As was mentioned above, the site was designed as a stand-alone office building for The Placer County Welfare Office. In addition to the office building, the site contains a parking area, lighting, and landscaping. It is accessed from Stonehouse Ct. which is a private street, and is the only commercial use that is along Stonehouse Ct. Surrounding land uses include light industrial uses to the south, vacant right-of-way and Taylor Rd. to the west, a single family residence to the east, and vacant industrial land is to the north. From staff's visit to the site there are sufficient buffers in place to prevent impacts to surrounding uses from the church's activities.

7th Day Adventist Church has provided an operations plan (see Exhibit C) that minimizes potential conflicts with the other surrounding uses. Conflicts are minimized because the church's worship and bible study activities will only occur when the surrounding industrial uses are not in operation. The activities planned for the church as stated in the operations plan include Sunday services, weekday evening bible study, youth events, and adult seminars. All of these events will take place between 7:00 pm and 8:30 pm on Wednesday and Friday, and worship services will be held on Saturday and Sundays from 9:30 am to 12:30 pm. The activities associated with the church are compatible with the business activities of surrounding uses. To ensure this remains the case, the Conditional Use Permit includes a condition that requires the church to conform to the operations plan provided in Exhibit C.

Staff visited the site and noted that several small repairs are currently needed. The landscaping at the rear of the building needs to be rehabilitated and maintained to current City standards. Staff has added condition #7 to the project to ensure that the landscaping is rehabilitated. In addition, the concrete sidewalk along Stonehouse Ct. needs repair to ensure safety of pedestrians entering the project. Staff added condition #5 to ensure this improvement is included with the building permit plans. One last point to note is that Phase 2 of construction will require a Building Permit. Staff has made this note to

Condition #5. With the recommended conditions staff believes the findings for approval of the Conditional Use Permit have been met.

CONCLUSION

Staff has determined that the 7th Day Adventist Church, based on the analysis of the operations provided above and as conditioned below, will not negatively affect adjacent uses. Because the hours of operation for peak activities are different from other uses in the vicinity and based on the availability of parking within the complex, conflict between the church and the surrounding uses is unlikely.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines pertaining to interior alterations to existing facilities, and pursuant to Section 305 of the Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact listed in the staff report for the CONDITIONAL USE PERMIT 100 STONEHOUSE CT. – NORTHERN CALIFORNIA CONFERENCE OF SEVENTH DAY ADVENTISTS CHURCH – FILE # 2011PL-053 (CUP-000072); and
- B. Approve the CONDITIONAL USE PERMIT 100 STONEHOUSE CT. NORTHERN CALIFORNIA CONFERENCE OF SEVENTH DAY ADVENTISTS CHURCH FILE # 2011PL-053 (CUP-000072) subject to the six (6) conditions below.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT (CUP-000072):

- 1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **August 25, 2013**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **August 25, 2013**. (Planning)
- 2. The CUP shall be effectuated upon issuance of an occupancy permit by the Building Department. (Planning, Building)
- 3. The activities and services approved in conjunction with this CUP shall be as identified in Exhibit C. (Planning)
- 4. All activities for California Conference of 7th Day Adventists Church shall take place inside the building at 100 Stonehouse Ct. (Planning)
- 5. Building permit plans shall comply with all applicable code requirements (California Building Code CBC based on the International Building Code, 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 Department for applicable Code editions). The Building Permit plans shall include the improvements necessary for the repair of the sidewalk and driveway aprons to meet current City

Standards. All future phases of construction will require a separate Building Permit. (Building & Planning)

- 6. The proposed change in use to a place of assembly may require the upgrade of the automatic fire alarm system depending on the final occupancy load calculated by the building official. All amendments, standards, policies and our fee scheduled can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Plan Check Engineer, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
- 7. The landscaping shall be rehabilitated to the satisfaction of the Planning Department. Following the rehabilitation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

EXHIBITS

- A. Site Plan
- B. 7th Day Adventist Church Floor Plan
- C. 7th Day Adventist Operations Description

Note to Applicant and/or Developer: Please contact the Planning Department 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 Director at, or prior to, the public hearing.