

ITEM IV-B: CONDITIONAL USE PERMIT MODIFICATION – 2014 TAYLOR ROAD– ROSEVILLE YAMAHA– PL14-0461

REQUEST

The applicant requests approval of a Conditional Use Permit Modification for the Roseville Yamaha Kawasaki. The applicant proposes to add up to three new service bays, four offices, and security fencing to enclose the area behind the building.

Applicant – Sean Coplen, Roseville Yamaha Kawasaki
 Property Owner – Kent Heibak, Heibak Properties

SUMMARY RECOMMENDATION

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

- A. Adopt the two findings of fact for the Conditional Use Permit Modification, and
- B. Approve the Conditional Use Permit Modification subject to nine (9) conditions of approval.

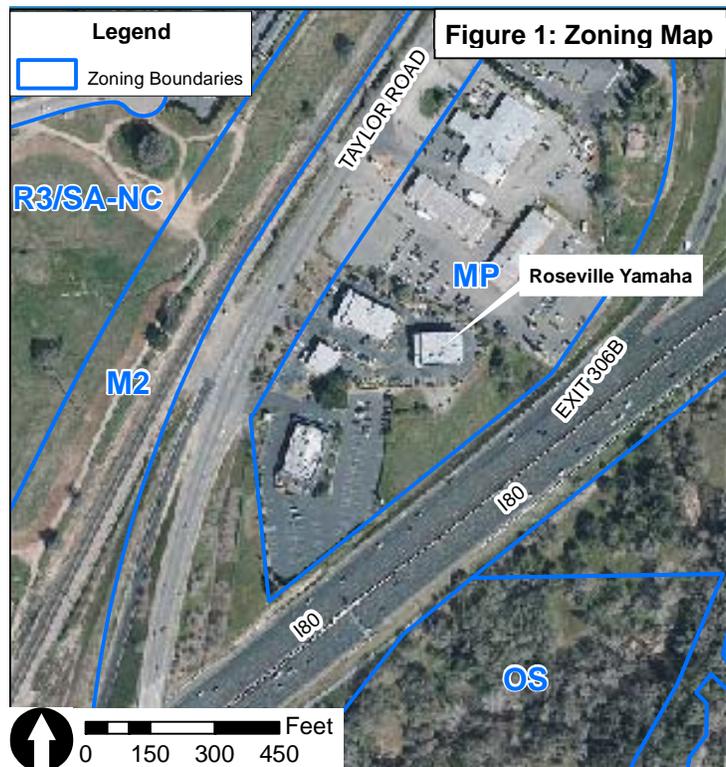
SUMMARY OF OUTSTANDING ISSUES

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 Zoned MP (Industrial/Business Park) and has a land use designation of Community Commercial (see Figure 1). On May 10, 2001 the Planning Commission approved a request for a Conditional Use Permit, Design Review Permit, and Tree Permit to allow the construction of three automotive repair and service buildings totaling 22,884 square feet (CUP 01-01, DRP 01-01, and TP 01-01). Subsequently, a request was filed for a separate Conditional Use Permit and a Design Review Modification because the applicant wished to open a motorcycle dealership in “Building B”, which is the building currently occupied by Roseville Yamaha Kawasaki (see Figure 2).

The current motorcycle sales and service business operates Monday through Friday from 8:30 am to 6:00 pm, and on Saturdays from 8:30 am to 5:00 pm. According to the applicant, the business has experienced increased service volumes, and as a result would like to enhance the building to provide more workspace for the existing employees. To this end, the applicant would like to add up



to three additional service benches, so there is room to leave motorcycles “staged” while waiting for parts and working on other vehicles. The applicant would also like to add four new offices, so existing employees have a private workspace. The only exterior improvement requested is to add security fencing to enclose the area behind the building. The property has been subject to significant, documented inventory theft and copper theft during the economic downturn, and has also been experiencing vandalism. The proposed fencing would be up to eight feet tall and would be of black wrought iron. The location of the proposed fencing is shown on Figure 2 and Exhibit C.

SITE INFORMATION

Location: 2014 Taylor Road

Total Size: 2.16 acres

Topography and Setting: The site is a fully-developed commercial property, which is essentially flat. The site includes three buildings and an associated parking lot and landscaping. The largest building on the site, located on the northernmost portion of the property, houses an autobody shop (Cooks Collision). The smallest building, located on the southwestern side, is vacant. The Taylor Road frontage includes a large landscape strip—up to approximately 70 feet deep—in order to accommodate the electrical transmission lines which cross the frontage. Cattleman’s restaurant is located on the property to the south, and the property to the north is an RV sales and service business.



EVALUATION AND FINDINGS

Section 19.78.060.J of the City of Roseville Zoning Ordinance lists the required findings for all modifications to previously-issued permits and variances. The findings are listed below in ***bold italics***, followed by an evaluation.

- 1. The proposed modification is substantially consistent with the intent of the original approval.***

The original approval of the Conditional Use Permit for motorcycle sales allowed for sales and service operations from 7 am to 10 pm, 7 days per week. The approved operational plan included vehicle servicing inside of the building, sales, a vehicle storage area, both showroom and outdoor vehicle displays, and vehicle test drives (for consumers and for technicians checking repaired vehicles). The scope of these services will remain unchanged as a result of the proposed Use Permit Modification. Business at the site may increase, because adding service benches would allow the applicant to hire additional technicians or to complete repairs more quickly due to efficiencies (rather than increases in staff). However, given that increases in business would not be due to expansion of service hours or of services offered, the proposed modification is consistent with the intent of the original approval.

2. *The proposed modification complies with all applicable standards and requirements of this title; with the applicable goals, policies, and objectives set forth in the General Plan; the applicable Community Design Guidelines; and the applicable Specific Plan.*

As stated above, the proposed modifications do not affect the nature of the services offered at the site. The analysis for the original Use Permit found that the use was permissible within the zoning and land use designations on the site, that there were no residences near the site which could be adversely affected by operations, and that the existing trees on the land to the east would screen the vehicle storage area from Interstate 80. All of these findings remain true based on current standards. The proposed black security fencing will likewise not be visible. From Taylor Road, the areas where the fencing will be located are screened from view by buildings. From Interstate 80, they will be screened by trees. The only issue requiring discussion is parking, and access to the fenced area.

The 2001 Use Permit which approved all three buildings on the site for automotive repair required 91 parking spaces. The site was developed with the three buildings and 91 spaces, after which the Use Permit application for motorcycle sales was submitted. The subsequent Use Permit for Building B modified the parking requirement to a total of 76 spaces for all three buildings, because the parking obligation for sales areas is lower than for repair. Given that there were then “extra” spaces, the Use Permit also allowed the business to use the six spaces located behind the building for storage instead of customer parking, taking the total parking demand to 82 of the 91 spaces on the site. Thus, there are currently nine extra spaces available on the site. The standards used in both of these Use Permits were: 1 space per 400 square feet of repair area, 1 per company vehicle, 1 per repair bay, and 1 per 1,000 square feet of display area. These standards are still in use in the current Zoning Ordinance.

There are six spaces within the area the applicant now proposes to close off with security fencing, but these are the six spaces already permitted to be used for storage. Thus, there is no parking impact related to the fencing. The creation of offices in the building also will not affect the parking requirements, because they are clearly ancillary to the operations and will not allow for an increase in staff or business. The only project component which affects parking is the inclusion of three new service areas. As stated in the standards above, one parking space is required for each service bench/bay. With three new service areas being added, the project will require three additional parking spaces. This increases the total parking demand to 85 spaces, while the site has 91 spaces. Thus, there is sufficient parking on the site for the proposed modifications.

The project was also examined to determine whether closing off access to the rear of the building would hinder service providers who might routinely or in emergencies need to access the area. The refuse collection area is located outside of the gates, as are the sewer clean-outs and lines serving the site. The application was routed to City service providers, such as Environmental Utilities and Roseville Electric, to solicit their comments or recommended conditions. The Fire Department responded, due to their need to have access to all sides of the building in an emergency situation. In order to ensure that closing off the rear of the building with fencing will not negatively impact the provision of emergency services, the City Fire Department has included conditions which require the installation of a KNOX Box. The required KNOX Box is a heavy-duty padlock entry system that allows emergency service providers to open a gate by using a single master security key that works for all such boxes in the City's service area. Installation of this equipment will ensure that closing off access to the rear of the property will not have negative impacts on emergency services.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. The project involves the minor alteration of an existing private structure with negligible or no expansion of use.

RECOMMENDATION

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

- A. Adopt the two findings of fact as found in the staff report for the **CONDITIONAL USE PERMIT MODIFICATION – ROSEVILLE YAMAHA – 2014 TAYLOR ROAD – PL14-0461**; and
- B. Approve the **CONDITIONAL USE PERMIT MODIFICATION – ROSEVILLE YAMAHA – 2014 TAYLOR ROAD – PL14-0461** as shown in Exhibits A–C, and subject to nine (9) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION

1. Project operations shall conform to the Operational Plan included as Exhibit A. (Planning)
2. There shall be no outdoor service or repair of motor vehicles (as defined by the California Vehicle Code) or motor vehicle parts. (Planning)
3. Outdoor storage is restricted to the storage area at the rear of the building, inside the fencing. (Planning)
4. Outdoor display is restricted to the display area located at the southwestern corner of the building, as designated on the Site Plan (Exhibit C). This display area shall not encroach into the pedestrian path of travel. A minimum five-foot clearance shall be provided on either side of the building entrance. (Planning)
5. Fencing installation shall conform to the locations shown in Exhibit C.
6. This Conditional Use Permit Modification does not supersede any of the Conditions of Approval included for the prior Conditional Use Permit, except as modified by the Conditions contained herein.
7. The applicant shall submit plans to the Building Division and secure a building permit for any proposed tenant improvements. (All Departments)
8. Manually opened perimeter gates located across fire apparatus access roads shall be provided with a Model 3770 padlock manufactured by the KNOX Company of Irvine, California. Said padlock shall be placed directly on the gate locking system to provide fire apparatus access into the site in accordance with the adopted Fire Code. In addition, add the following note to the drawing: **The owner or their representative shall contact KNOX Company, <http://www.knoxbox.com/>, to order your specific padlock for the City of Roseville.**
9. A Fire Department General note shall read the following comment: An acceptance test of the Knox access system shall be witnessed by the Fire Department prior to Final Approval of Building Permits.

Exhibit

- A. Operational Plan
- B. Interior Modifications
- C. Site Plan and Fencing

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.