



ITEM IV-B: ADMINISTRATIVE PERMIT – 1906 TAYLOR RD. – BANGKOK CAFE PARKING REDUCTION – FILE # PL14-0583

REQUEST

The applicant requests approval of an Administrative Permit for a seven space parking reduction for shared parking from 85 to 78 spaces. Section 19.26.030 (C)(4) of the Zoning Ordinance provides that the Planning Commission is the approving authority for parking reductions for eating and drinking establishments.

Applicant & Property Owner – Del Masters, Masters Capital Roseville, LLC.

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Administrative Permit; and
- B. Approve the Administrative Permit subject to two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. To date Staff has not received any complaints about the parking within the complex. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located on the northeast corner of Taylor Road and East Roseville Parkway (Figure 1). The 1.9 acre site is a portion of Parcel 20 of the Northeast Roseville Specific Plan (NERSP). The building pad was created as part of the Marriott hotel complex approved in 1997 (MPP 97-01). The three hotels were subsequently constructed and the corner pad had remained vacant. In 2004, a Design Review Permit Modification was approved to build a 5,412 square foot restaurant and a 3,949 square foot retail building which have now been constructed. In March of 2010, the Planning Commission approved a seven (7) space parking reduction for “Slice of New York” pizza restaurant which occupied 1,549 square feet of the retail building. Subsequently that business has closed. Currently, there is sufficient parking within the project to support this use, but the building is not fully leased. Therefore, the applicant has requested the approval of an Administrative Permit to allow a seven (7) space parking reduction for “Bangkok Café”.

Administrative Permits for parking reductions are typically approved at the staff level. However, when the last comprehensive update to the Zoning Ordinance was completed in 2008, the code was amended to require parking reductions for eating and drinking establishments to be approved by the Planning Commission (Section 19.26.030 (C)(4)). This is the reason for the application being considered by the Commission.

SITE INFORMATION

Location: 1906 Taylor Rd.

Total Size: 1.9 acres

Site Access: Access to the site is provided via one existing driveway on Taylor Rd., and one driveway off East Roseville PW. There is reciprocal vehicular access, circulation, and parking provided throughout the site.

Topography: The project site is fully developed and fully graded. This request will not result in any physical changes to the site.

Figure 1: Vicinity Map



ADMINISTRATIVE PERMIT

Administrative 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 work in the area. Specifically, the Planning Commission must make the three findings of fact listed below in ***bold italics*** to approve an Administrative Permit. An analysis of the request to reduce the parking requirements for Bangkok Cafe follows each finding.

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

The land use designation for the subject property is Community Commercial (CC). The CC land use designation is intended to provide for retail stores and businesses selling a full range of goods and services. Secondary uses include professional offices, medical offices, and clinics. The NERSP also lists uses that are permitted within commercial zones. The plan lists eating and drinking establishments as a permitted use in commercial zones. Given the fact that the proposed use will be a full service restaurant, the use is consistent with both the General Plan and the NERSP.

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

Section 19.26.030(C)(3) of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating parking reductions. It provides 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 followed by an evaluation.

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

The applicant is requesting a parking reduction of 7 spaces for the “Bangkok Cafe” restaurant. As noted above, the subject parcel has two buildings, one is currently occupied by Islands restaurant and the other is the location of the proposed restaurant. The parking requirement for a full service restaurant is calculated at one space per 100 square feet of gross floor area. Below is a table of the parking requirements for the center.

Taylor Rd. Address	Business Name	Sq. Ft.	Parking Req.	# of Spaces Req.
1902	Island's Restaurant	5,412	1 per 100 sq. ft.	54
1906 #100	Bangkok Cafe	1,549	1 per 100 sq. ft.	15
1906 #200	Vacant Retail	1,200	1 per 300 sq. ft.	4
1906 #300	Subway	1,200	1 per 100 sq. ft.	12
Total Spaces Req.				85
Total Provided				78
Shortfall				(7)

As was previously mentioned, “Bangkok Cafe” restaurant will be locating within the former “Slice of New York” tenant space. The applicant is not proposing any modifications to the space to accommodate the restaurant. The applicant has also stated that the number of tables and chairs within the restaurant will not change (8 tables), and they expect the maximum dining room occupancy to remain at 42 people. Given the small size of the tenant space, staff anticipates the restaurant will have minimal impact on the available parking for the center.

In addition, the subject property is designed in such a way that it shares a parking lot with the adjacent hotels. The three hotels projects contain approximately 254 spaces that could be used for overflow parking by patrons of the restaurants, when they are not being used by hotel guests. Restaurants traditionally have two peak times throughout the day, lunch and dinner. Hotels typically utilize more parking during the evening. During the lunch peak there are fewer people utilizing the parking at the hotel, so overflow parking from the restaurant uses will not impact the hotels. It is anticipated that patrons of the hotels will frequently patronize the restaurants within the center and this “sharing” of parking spaces will free up additional stalls adjacent to the restaurants during evening dinner hours.

Due to the complementary nature of the uses of the complex and the reciprocal access and parking agreement with the adjacent hotels, staff believes that a sufficient number of spaces will be provided to meet the greatest parking demand of the participating uses.

- 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 applicant has submitted a parking survey for the complex (Attachment 1). This study was conducted over one week from October 17th through October 22nd of 2014. The purpose of this survey was to confirm the data that was collected during the last parking survey conducted for the

“Slice of New York” restaurant in December of 2009. The survey demonstrates that an average of 33 of the 75 total stalls for the retail and restaurant complex are vacant and available for patrons of businesses within the complex. An average of 42 of the stalls are vacant during the lunch time hours, and an average of 24 of the stalls are available during the evening hours. The data collected during this week is similar to the parking data collected in 2009.

From the counts collected during the survey, the peak for the restaurant uses occurs during evening hours, however there are still available stalls within the center to serve the proposed restaurant use. At no time during the survey were less than 15 spaces available on-site. In addition, overflow parking was available at the nearby hotel parking lots should the retail project become full during peak times. It should be noted that a majority of the overflow stalls for the site may not be immediately adjacent to the restaurant uses, but there is sufficient parking near the restaurants (within 150 feet) on the hotel parcels to serve patrons of the restaurants.

As stated above, the subject property is designed in such a way that it shares a parking lot with the adjacent hotels. It is anticipated that a percentage of the customers of the restaurants will also be customers of the hotels next door, and consequently reduce the shortfall of 7 parking spaces within the restaurant and retail buildings. Given the small size of the tenant space (1,549 sq. ft.) and the relatively small reduction (7 spaces), staff does not foresee a significant parking conflict at this location.

C) *Overflow parking will not impact any adjacent use.*

The City of Roseville Zoning Ordinance does not permit designating or reserving parking spaces for specific uses within a center or complex. Although tenants have a number of stalls provided to accommodate their demand, there is no designated parking within the center. As such, patrons of the center can use any available stalls located on-site. It is anticipated that overflow parking will occur between the subject parcel and the adjacent hotels and because of this a reciprocal access and parking agreement exists. Staff believes that the overflow parking will not impact the adjacent hotels. In addition, research of past records indicates that Staff has not received any complaints regarding the available parking or design of parking areas for the project site.

D) *Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Director 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, a reciprocal access and parking agreement already exists for the project and provides that parking and access are shared among the subject parcel and the hotel parcels. Therefore, no additional documents or agreements are necessary.

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 discussed above, current tenants in the retail center include restaurants, hotels, and a future retail user. The request for a parking reduction is based on the fact that the uses within the center are beneficial to each other and the parking demands for each use do not conflict. For example, a guest of one of the three hotels might want to walk across the parking lot and patronize one of the restaurants in the retail portion of the project. In addition, as evidenced by the parking survey and Staff visits to the center, there is a surplus of parking during daytime hours at the hotels. This fact further illustrates that the proposed restaurant is compatible with surrounding uses.

CONCLUSION

Based on the analysis of the operations and parking survey provided by the applicant, staff has determined that the parking reduction for “Bangkok Cafe”, will not negatively affect existing tenants or adjacent uses.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) per Section 15301, which exempts alterations to existing facilities that involve no or negligible expansion of the existing use.

RECOMMENDATION

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

- A. Adopt the three findings of fact as stated in the staff report for the ADMINISTRATIVE PERMIT – 1906 TAYLOR RD., BAGKOK CAFÉ PARKING REDUCTION– FILE# PL14-0583;
- B. Approve the ADMINISTRATIVE PERMIT – 1906 TAYLOR RD., BAGKOK CAFÉ PARKING REDUCTION– FILE# PL14-0583 subject to the two (2) conditions listed below.

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT (File# PL14-0583)

1. The project is approved as shown in Exhibits A & B and as conditioned or modified below. (Planning)
2. This approval is only for “Bangkok Cafe”. Should “Bangkok Cafe” vacate the building, the parking reduction will no longer be valid. (Planning)

ATTACHMENT

1. Parking Survey

EXHIBITS

- A. Description of Use
- B. Site Plan

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