

**ITEM III-A: Parking Workshop**

**SUMMARY OF PREVIOUS DISCUSSIONS AND ACTIONS**

The City Council adopted several modifications to the Zoning Ordinance and Downtown Code on November 5, 2014. Changes to the Zoning Ordinance included modifications to the Accessory Structure and Temporary Uses Sections of the Ordinance. The downtown Code was modified to allow Nightclub uses with an Administrative permit within certain areas of the Downtown Specific Plan. During the September 11, 2014 Planning Commission hearing regarding these proposed changes, the Commission asked that a public workshop be held to review certain sections of the City's parking requirements. Below is a discussion of these items.

**ZONING ORDINANCE**

**Chapter 19.26.030(A)(4) – Parking for Personal Services**

The Commission will recall that in October of 2012 a parking reduction was requested and approved by the Planning Commission for the Palisades Plaza commercial center. The Planning Commission's decision was appealed and City Council, who denied the appeal. However, the Council directed Staff to examine the parking requirement for large salons. During the analysis of the parking reduction a neighboring business owner identified a potential concern with the parking requirement for a large salon and personal service studio within the center. The business model for this type of salon is different than a typical salon. Individual stylists and other professionals lease individual "studioettes" from the owner of the salon. Each unit is a self-contained space with a sink, chairs and supplies for stylists. Bathrooms, waiting areas and laundry service are shared between studios.

The concern regarding this business model is that the sharing of studios and the size of the business (6,000 s.f.) creates a greater parking demand than a typical personal service use which requires 1 parking space per 300 square feet of floor area. A typical salon could be anywhere from 1,000 square feet to 2,500 square feet in floor area. The table below compares two typical personal service use types in Roseville and three of the larger salons, as well as the number of required spaces for each use.

**Table 1: Typical Salons within Roseville**

Name	Address	Sq. Ft.	# Chairs	# Sinks	Parking Spaces Required (1/300)
Great Clips	8690 Sierra College Bl.	1500	7	2	5
Salon 4 Hair	5005 Foothills Bl.	823	9	4	3
Studio Salons	9010 Fairway Dr.	6000	30	30	20
Studio 55	1426 E. Roseville Pw.	6440	30	30	21
Sola Salon Studios	1850 Sierra Gardens Dr.	8650	51	44	29

As directed by Council, Staff researched other potential methods to calculate the parking requirements for salons. Some surrounding jurisdictions utilize a 1 space per 200 sq. ft. or 1 space per 250 sq. ft. parking requirement for personal service use types. Another method of calculating parking requirements would be one space per chair or sink. The table below compares the several different methods for calculating parking requirements for the businesses listed above.

**Table 2: Methods for calculating parking requirements**

Name	Sf. Ft.	1 space / 300 sq. ft.	1 space / 250 sq. ft.	1 space / 200 sq. ft.	1 space / chair	1 space / sink
Great Clips	1500	5	6	8	7	2
Salon 4 Hair	823	3	3	4	9	4
Studio Salons	6000	20	24	30	30	30
Studio 55	6440	21	26	32	31	30
Sola Salon Studios	8650	29	35	43	51	44

Table 2 above demonstrates that for a typical salon (1,000 s.f. – 2000 s.f.) while there is a difference between the different methods of calculating required parking, there would not be a significant reduction in the number of parking spaces within a typical shopping center. However, the larger salons identified in the table would see a significant increase in the number of required parking spaces and the reduction of available parking spaces within a commercial center. If the City were to consider utilizing a different method for calculating required parking for salons it could strain the reserve parking supply of a retail center where smaller salons exist today without any parking issues.

Staff is only aware of three instances of these large salon studios within Roseville which are listed in the table above. The Studio Salons business is located in the Fairway Plaza center at the corner of Stanford Ranch Rd. and Fairway Dr. Staff has visited this site on numerous occasions and we have not observed any parking issues or received complaints regarding this business since the salon began operating. The Sola Salon Studios is located in the South Placer Business Park. This center contains a mix of medical offices, general offices and other uses. Similarly staff has no experience with any parking concerns or complaints regarding this center and business. As Staff researched other similar businesses within Roseville and surrounding jurisdictions we found that the mix of uses within Palisades Plaza and the parking constraints of the center were the cause of the perceived parking shortfall. In addition, several businesses within Palisades Plaza all share similar lunch hour peak periods, which has caused parking conflicts within the center.

While Palisades Plaza is a unique case within Roseville, Staff would note that a typical grocery or drug store anchored commercial center provides reserve parking spaces for peak times when additional parking is needed. These centers are planned with overflow or reciprocal parking opportunities which can handle peak demands. This is not the case with Palisades Plaza, which is constrained by the topography of the site, from adding additional spaces. Staff believes the parking issues at this center are related to the mix of uses (restaurant, medical offices and personal services) which have a peak lunch time parking demand, and the lack of overflow parking.

**Parking Reductions**

Based on staff’s research and past analysis of parking reductions we have concluded that parking reductions are a useful tool, and in the majority of cases have not created parking problems. Staff believes that the City can best avoid future parking problems by building any necessary reductions into a project’s initial approval. During the entitlement stage a project is still flexible and fluid enough to incorporate modifications to site or parking lot design or limitations on future uses that may be necessary to offset the reduced amount of parking provided. However, staff recognizes that there are situations in which an “after-the-fact” parking reduction may or may not be warranted. The Zoning Ordinance provides that in such cases the appropriateness of the reduction should be completely

justified by the applicant. The analysis needs to be thorough and needs to address a number of factors such as:

- The size of the reduction requested;
- Types of uses;
- Operating characteristics and peak demand;
- Distribution of parking spaces and high demand uses; and
- The design and circulation of the parking lot.

As preparation for this workshop, Staff has researched the parking reductions approved by the Planning Division and Planning Commission in the previous two years. Many of the requests are related to fitness businesses, medical offices, restaurants, and churches. These requests share a relatively high parking requirement as specified in the City's Zoning Ordinance. Many times these uses are permitted by right in the particular zone they are seeking to locate, however the parking requirement for the use may preclude the tenant from locating in their desired space. By having a process which Staff or the Planning Commission can evaluate the request against the criteria listed above, it can be determined if a business is an appropriate fit for the location.

This process gives the City the ability to evaluate if a particular business will be compatible with the center based on their business operations and other factors. Given the economic cycles that occur, it is sometimes necessary for a property owner to look outside typical leasing opportunities. Often times a property owner may have a desire to lease space to a gym or church use within their project, especially if high vacancy rates exist. These situations are driven by demand and market pricing. If there is availability for tenants to share spaces within the center and the businesses have different peak parking demands, a parking reduction may be an appropriate solution. It should be noted that parking reductions are approved for a specific tenant, or in the case of a shared parking reduction for a center, a specific mix of tenants. If the operating characteristics or tenant mix changes, the approved parking reduction would no longer be valid and a new parking reduction entitlement would be required. This tenant specific evaluation and entitlement process reduces the potential for parking conflicts.

## **CONCLUSION**

Staff's recommendation is that the Planning Commission and Design Committee discuss the appropriate parking ratios for salons and other uses. If necessary, Staff will conduct further research and propose alternative parking standards for the Commission's consideration at a public hearing.