



ITEM IV-B: ADMINISTRATIVE PERMIT – 5005 FOOTHILLS BLVD – SOURDOUGH & CO. RESTAURANT PARKING REDUCTION – FILE# PL16-0176

REQUEST

The applicant requests approval of an Administrative Permit to allow a nine (9) space parking reduction for shared parking. The parking reduction will allow the Sourdough & Co. restaurant to locate within a 1,450 square foot tenant space.

Applicant – Allan Rosenberg, Sourdough Ventures, Inc.
Property Owner – Ethan Conrad, 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 three (3) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located on the northeast corner of Junction Boulevard and Foothills Boulevard on Parcel 34 of the Northwest Roseville Specific Plan (NWRSP) (see Figure 1). The 10-acre subject property is developed with a commercial center (the California Family Fitness Complex) that includes two in-line retail buildings, a California Family Fitness gym, and two pad buildings that are occupied by a Boston Market drive-through restaurant and Wells Fargo bank.

In November of 2004, the Planning Department approved an Administrative Permit (AP 04-70) and Design Review Permit Modification (DRPMOD 04-37) to allow a fourteen (14) space parking reduction for the construction of an outdoor pool and fenced-in children play area for California Family Fitness. Since that time, there have not been significant changes to the center and the tenant mix has been relatively consistent. However, in 2013 one of the center's major tenant's (Blockbuster) went out of business, and 6,900 square feet of that tenant space has remained vacant to date. At this time, a convenience restaurant (Sourdough & Co.) is requesting to locate within 1,450 square feet of the vacant tenant space once occupied by Blockbuster. There is sufficient parking within the center to support the proposed use, however, the portion of the building the restaurant will locate in was previously parked for office (for Blockbuster) and allocated 6 spaces (1,450 sq. ft. parked at 1:250 = 6 spaces). With the proposed restaurant a total of 15 spaces would be required (1,450 sq. ft. parked at 1:100 = 15 spaces). As such, the applicant is requesting approval of an Administrative Permit to allow a nine (9) space parking reduction for the Sourdough & Co. restaurant to locate within a portion of the vacant tenant space.

Administrative Permits for parking reductions are typically approved at the staff level. However, parking reductions for eating and drinking establishments are to be approved by the Planning Commission per Section 19.26.030 (C)(4) of the Zoning Ordinance.

SITE INFORMATION

Location: 5005 Foothills Boulevard

Total Size: Approximately 10 acres

Site Access: Access to the site is provided via two driveways off Junction Boulevard and Foothills Boulevard. 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



EVALUATION

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 parking reduction request for Sourdough & Co. follows each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan and the Northwest 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 (including restaurants). The NWRSP also lists uses that are permitted within commercial zones, which includes eating and drinking establishments. Given the fact that the proposed use is a convenience restaurant, the use is consistent with both the General Plan and the NWRSP.

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 states 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 and followed by an evaluation.

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

As noted below in Table 1, the shopping center is nearly completely occupied and the proposed Sourdough & Co. restaurant will locate within Building #1 (see Attachment 1). The proposed restaurant will occupy Suite 1A and will require 15 parking stalls instead of the six parking stalls originally allocated to the tenant space. Based on the number of stalls that are generally available throughout the day, staff finds that there will be a sufficient number of stalls to meet the greatest parking demand for all of the businesses located within the center, including the proposed restaurant. Below is a table of the parking ratios for the center followed by further analysis.

Table 1: California Family Fitness Complex Parking Analysis

| California Family Fitness Complex - 5001 Foothills | | | | |
|---|--------------|-----------|----------------------|---|
| | Suite | SF | Parking Ratio | # Spaces |
| California Family Fitness | | 49,600 | See Site Plan | 258 required (244 approved with 14 space parking reduction)* |
| Wells Fargo | | 5,000 | 150 | 33 |
| Boston Market | | 3,126 | 50 | 63 |
| Existing Retail #1 - 5005 Foothills | | | | |
| Sourdough & Co. | 1A | 1,450 | 100 | 15 required (6 spaces proposed with 9 space parking reduction)* |
| Vacant | 1 | 5,470 | 300 | 18 |
| Bourbon Wine & Spirits | 2 | 2,123 | 300 | 7 |
| Kabob & Gyro Grill | 3 | 1,208 | 100 | 12 |
| Studio 4 Hair & Nails | 4 | 867 | 300 | 3 |
| Original Pete's Pizza, Pasta & Grill | 5 | 3,011 | 100 | 30 |
| Existing Retail #2 - 5015 Foothills | | | | |
| Brockway Hair Design | 1 | 1,077 | 300 | 4 |
| Crown Cleaners | 2 | 1,464 | 300 | 5 |
| DT Noodle | 3 | 1,867 | 100 | 19 |
| Papa John's | 4 | 1,573 | 100 | 16 |
| Doonan's Barber Shop | 5 | 1,177 | 300 | 4 |
| Legend Tae Kwon Do | 6 | 2,379 | 300 | 8 |
| Parking Provided | | | | 472 |
| Total Required | | | | 495/472* |

* With approval of the proposed parking reduction the existing 472 stalls will meet the required parking demand for all uses.

The applicant has provided staff with a parking analysis that observed the number of available parking spaces from May 27th – June 9th, 2016, with all counts being conducted between 10:00 a.m. and 6:00 p.m. (see Attachment 2). Based on this parking analysis, the applicant found that on

average 200 parking spaces were available at any given time and verified that there is sufficient parking onsite for the proposed use (see Attachment 2).

Staff has also conducted several site visits to verify the information provided by the applicant, documenting the number of occupied and unoccupied parking stalls at various times during the day. Emphasis was given to midday and early evening times, when the shopping plaza is expected to be busiest. The site visits revealed that on average fifty percent of the shopping center's parking stalls were unoccupied, and there were always available spaces in the parking field located between Building #1 and Boston Market that would be available to patrons of the proposed restaurant.

Staff has evaluated the parking availability for the uses located within the center and concluded that there are ample amounts of parking provided throughout the day, including during typical peak hours in the afternoon and evening. As such, the 472 parking spaces provided throughout the center will adequately accommodate all of the existing and proposed uses as indicated in the parking analysis.

- 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.*

Based on the operational details of an existing Sourdough & Co. restaurant located in Granite Bay, the applicant anticipates the hours of operations to be Monday through Friday 10:00 a.m. to 7:00 p.m., Saturday 10:00 a.m. to 6:00 p.m., and Sunday 10:00 a.m. to 5:00 p.m. with peak hours between 12:00 p.m. to 1:00 pm and 5:00 pm to 6:00 p.m. The proposed restaurant will have two to three employees working at the store at any given time and expects to serve approximately 75 customers per day. The restaurant will primarily require short term parking due to pick up orders accounting for nearly 70% of their business. In addition, given the small size of the tenant space (1,450 sq. ft.), staff does not foresee a significant number of stalls needed for this use and does not anticipate a parking conflict at this location.

As noted previously, the California Family Fitness Shopping Center is developed with several buildings consisting of a variety of uses including California Family Fitness, inline retail shops, and restaurants. Many of these uses have similar afternoon peak times; however, due to the high turnover nature of several of the businesses (i.e. Crown Dry Cleaners, Wells Fargo Bank, Papa John's Pizza, etc.) there are not typically large amounts of parking that are occupied for long periods of time. In addition, according to parking counts collected during the survey, when the peak times for the gym and restaurant uses occur during the evening hours, many of the uses in northern portion of the center (Wells Fargo, Crown Cleaners, and Doonan's Barber Shop) will be closed and there will be on average 200 stalls available for patrons of gym and restaurants. Accordingly, based on the operations of existing businesses and the availability of parking, staff believes there is sufficient parking within the center to support the proposed use.

- 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, and patrons of the center can use any available stalls located on-site. Therefore, should overflow parking become necessary, there will be ample parking available throughout the site as noted in the parking surveys.

- D) Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager 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.*

A reciprocal parking and access agreement exists between all parcels located within the shopping center. With the reciprocal parking and access agreements, staff believes that adequate parking will be provided for all existing and future tenants. 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, the current tenants in the center include restaurants, California Family Fitness, and multiple retail users. The request for a parking reduction is based on the fact that there is a surplus of parking located throughout the center at all times, as evidenced by the parking surveys and staff visits. In addition, many of the uses within the center require short term parking or are beneficial to each other with varying parking demands that do not conflict with one another.

CONCLUSION

Based on the amount of available parking located throughout the center, staff finds that the nine spaces required over the original parking allocation for the complex will be adequately accommodated by the existing 472 parking stalls. Accordingly, staff has determined that the parking reduction for the Sourdough & Co. restaurant will not negatively affect existing tenants or adjacent uses.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements pursuant to Section 15305 of the California Environmental Quality Act (CEQA) Guidelines pertaining to minor alterations in land use limitations and Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the three findings of fact as listed in the staff report for the Administrative Permit – 5005 Foothills Blvd – Sourdough & Co. Restaurant Parking Reduction – File# PL16-0176; and
- B. Approve the Administrative Permit – 5005 Foothills Blvd – Sourdough & Co. Restaurant Parking Reduction – File# PL16-0176 subject to the three (3) conditions listed below.

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT (File# PL16-0176)

- 1. The project is approved as shown in Exhibits A & B and as conditioned or modified below. (Planning)
- 2. This Administrative Permit is approved based on the operating information contained in Exhibits A & B. Should the operation of the Sourdough & Co. restaurant change, the Planning Division shall be notified, as additional permit approvals may be required. (Planning)
- 3. Should the Sourdough & Co. restaurant vacate this space, this parking reduction shall no longer be valid. (Planning)

ADVISORY NOTE

- 1. The property owner shall reinstall striping and signage indicating the designated carpool and park and ride spaces, consistent with the existing Transportation System Management (TSM) plan for the California Family Fitness Center. (Alternative Transportation)

ATTACHMENTS

1. Site Plan
2. Parking Survey

EXHIBITS

- A. Description of Use
- B. Floor Plan

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.