

# PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING MAY 10, 2007

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ITEM V-A: ADMINISTRATIVE PERMIT - 1151 GALLERIA BOULEVARD - NCRSP PCL 35 WORLD TEAM TENNIS - FILE# 2007PL-036 (AP- 000167)

### **REQUEST**

The applicant requests approval of an Administrative Permit to allow a temporary tennis event (Sacramento Capitals) to occur within the southeast portion of the parking lot at the Galleria Mall adjacent to Roseville Parkway. The event would generally run during the month of July, beginning in 2007 until 2011.

Applicant – Sacramento Capitals, Taryn Bussjager Property Owner – Westfield, LLC, Bryan Tessner

#### **SUMMARY RECOMMENDATION**

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

- A. Adopt the three findings of fact for approval of the Administrative Permit; and
- B. Approve the Administrative Permit with ten (10) conditions of approval.

#### **SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues associated with this request.

#### **BACKGROUND**

The Galleria at Roseville is located at the northwest corner of Galleria Boulevard and Roseville Parkway on Parcel 35 of the North Central Roseville Specific Plan (NCRSP) (Attachment 1). Parcel 35 of the NCRSP is 94.1 acres and has a zoning and land use designation of Regional Commercial.

The site is currently developed with a 1.3 million square foot regional mall which includes four major anchor stores (Sears, Macy's, J.C. Penney, and Nordstrom), over 100 in-line retail tenants, restaurant pads, and associated parking, lighting and landscaping.

As further described in Exhibit A, the current request is to allow a temporary tennis event within the parking lot at the Galleria Mall. The area proposed for the event is located at the northwest corner of Galleria Boulevard and Roseville Parkway (Attachment 2 – Aerial Map). The event area encompasses approximately 4.29 acres of the Galleria Mall's southeast parking lot. The Sacramento Capitals intends to host the World Team Tennis event during the month of July for the next five years (ending in 2011) at this location.

The Zoning Ordinance permits temporary uses, subject to approval of an Administrative Permit. Per Section 19.64.030.D.3, the Planning Director has the discretion to determine if a temporary use is compatible with a particular zoning district and surrounding uses. In this case, the Planning Director has determined that the proposed tennis event is an appropriate temporary use at the Galleria Mall for the following reasons:

• The event will be limited to approximately ten days per year only (for five consecutive years);

- The event will only take place during the summer and not during the peak holiday season;
- The Mall site is large enough to accommodate this type of temporary event; and
- The site is located in an intensive commercial area and is not immediately adjacent to sensitive receptors.

#### **EVALUATION**

Section 19.78.060.A of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve an Administrative Permit. The three findings are listed below in **bold italic** text and are followed by an evaluation.

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

The project site is designated Regional Commercial (RC) by the City of Roseville General Plan. Retail sales are the primary use anticipated for properties with RC land use designations. Outdoor events are typical uses associated with retail developments. While the General Plan has no specific criteria regarding temporary events, they are considered typical accessory uses to the primary use within the RC zone. Therefore, the proposed tennis event and associated activities are consistent with the site's General Plan land use designation.

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

The proposed temporary tennis event will conform to all applicable standards and requirements of the Zoning Ordinance. The proposed temporary event is compatible with the uses allowed within the RC zone district. Aside from requiring an Administrative Permit, the Zoning Ordinance does not contain prescriptive standards for temporary events. With approval of the Administrative Permit, the proposed use will be consistent with the Zoning Ordinance.

3. The location, size, design and operating characteristics of the 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 the public or private property or improvements.

A full description of the operational plan and event details has been provided by the applicant and is included as Exhibit A. In summary, tennis matches are generally scheduled to occur on ten days between July 5<sup>th</sup> and July 29<sup>th</sup>. On match days, the gates will open at 6 p.m. with matches beginning at 7:30 p.m. Tennis matches are expected to conclude by 10:30 p.m.

**Set Up / Breakdown:** Perimeter fencing around the event site will be installed beginning June 9<sup>th</sup>. Perimeter fencing will include a six-foot tall chain link fence which will be fully covered by a black or dark green privacy screen with printed logos on the exterior of the screen which were previously approved by the Planning Commission. Stadium construction and equipment set up will continue throughout the month of June. Following the completion of the event on July 29<sup>th</sup>, the event site will be broken down which is expected to be completed within one week (by August 4<sup>th</sup>). All together, including set up and breakdown, the tennis event will be located on site for a total of eight (8) weeks.

**Security:** The applicant has coordinated with the Police Department to devise a security plan. Sacramento Capitals has hired a private security company to provide between three and five security guards on all match nights. Beginning June 8<sup>th</sup> and through the completion of the tennis event, the

event site will be monitored by the Galleria Mall security during non-event hours. The Police Department has reviewed the application and is satisfied with the proposed security plan.

**Parking:** Based on the parking requirement for "sports arenas", the Sacramento Capitals event will generate the need for 1,150 parking spaces (1 space for every 3 fixed seats plus spaces for other uses at the facility (i.e. vendors, staff)).

Portions of the Mall and parking areas are currently under construction to facilitate the Mall expansion and to allow for the construction of new parking areas. The tennis event will occupy 525 parking spaces within "parking field 12" (see Exhibit C) that would otherwise be available for Mall parking. During construction of the Mall expansion and during the tennis event, 4,711 parking spaces will be available for Mall customers and tennis spectators. The applicant has indicated that approximately 40 to 50 percent of the spaces available for parking will be used by shoppers during summer evening hours. However, anecdotal observations by staff indicate that the actual usage is closer to 60 percent. Assuming a worst case scenario of 60 percent utilization, the combined demand for parking during construction is expected to be 4,377 spaces which leaves an excess of 334 spaces. Following the completion of the Mall expansion and parking lot construction, the combined parking demand for Mall customers and tennis spectators will be 5,085 spaces, which leaves an excess of 806 spaces. A breakdown of parking availability by location is provided in Exhibit C.

Furthermore, in addition to the parking spaces that will be available on site as described above, City staff is working with Westfield to develop an off-site parking lot on City-owned property on the corner of Gibson Drive and Roseville Parkway for Mall employee parking. If an agreement is reached, the lot would provide an additional 403 parking spaces and would include a complimentary shuttle service for employees. Development of the City-owned property requires City Council approval. To date, a lease agreement and development plan have not been scheduled for Council action.

In summary, staff has determined that the available parking, as described above and in Exhibit C, will be sufficient for the Mall and the Sacramento Capitals event for the following reasons:

- The tennis event will only generate the need for additional parking on approximately ten (10) days during the month of July for the next five years;
- The increased need for parking will occur during non-peak mall hours since matches do not begin until 7:30 p.m.;
- Approximately 60 percent of the parking available will be used by Mall customers during summer evening hours resulting in an excess of parking spaces;
- For the convenience of Nordstrom customers, valet parking will be offered to all customers during the month of July; and

**Traffic Control:** Given the success of the Holiday Traffic Management Plan, Westfield will implement a similar traffic control plan to ensure orderly flow of vehicular and pedestrian traffic to and from the event. Omni-Means is in the process of preparing a traffic control plan which will be subject to the approval of the Engineering Department per Condition 3. Condition 3 also provides staff with the flexibility to modify the traffic control plan at any time, as needed.

Furthermore, Corinthian International Parking Services has been hired to assist in parking management. Corinthian International has successfully managed general parking and valet parking operations for the Mall during the last four holiday seasons and is currently involved with the management of parking during the Galleria expansion. As noted in the project description the parking crew will be on site during match nights beginning at 5 p.m. and will stay the duration of the event.

**Event Duration:** The Sacramento Capitals intends to conduct the tennis event at the Mall site for the next five years until the end of summer 2011. The event will only take place during the summer, generally during the month of July. The operations plan as described in Exhibit A will be repeated each year. Condition 9 requires the Sacramento Capitals to notify City staff at least ninety (90) days prior to the start of each event in order to inform staff of the proposed dates and to confirm any proposed changes. Additionally, per Condition 10, City staff reserves the right to modify the event procedures at any time if necessary to preserve public health, safety, and welfare.

#### **SUMMARY / CONCLUSION**

Based on the evaluation above, staff has determined that the temporary tennis event is consistent with the City's General Plan and Zoning Ordinance. With the recommended conditions of approval, staff has determined that the proposed temporary event will not negatively impact surrounding uses nor public health, safety, and welfare. Additionally, it is important to note the positive impact that the proposed event will have on the City's economy. The event is expected to bring in up to 4,500 spectators on each match night which will result in sales increases for local businesses, restaurants, hotels. For these reasons, staff recommends that the Planning Commission approve the Administrative Permit request.

#### **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt pursuant to Section 15304(e) of the California Environmental Quality Act (CEQA) Guidelines, which exempts minor alterations to land that will not have a permanent effect on the environment.

## **RECOMMENDATION**

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

- A. Adopt the three findings of fact as cited in the staff report for the Administrative Permit 1151 Galleria Boulevard NCRSP PCL 35 World Team Tennis File # 2007PL-036 (AP-000167); and
- B. Approve the Administrative Permit 1151 Galleria Boulevard NCRSP PCL 35 World Team Tennis File # 2007PL-036 (AP-000167) subject to ten (10) conditions of approval.

### CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT #AP-000167

- 1. The project is approved as shown in Exhibits A–C and as conditioned or modified below. (Planning)
- This Administrative Permit approval shall be valid through September 2011. (Planning)
- 3. Thirty (30) days prior to the first planned event, the project proponent shall prepare and submit three copies of a Temporary Traffic Control Plan (TTCP) to the City for review and acceptance. The TTCP shall be designed to adequately convey increased vehicle traffic to and from the Galleria Mall during events and shall include a safe path(s) of travel for pedestrians crossing the Ring Road/Galleria Circle. The TTCP shall conform to the latest edition of the California Manual on Uniform Traffic Control Devices (CA-MUTCD) and shall be revised as needed to the satisfaction of the City Engineer. Upon approval of the document, two copies of the accepted TTCP will be returned to the project proponent and a minimum of one copy of the approved TTCP shall be kept on site when temporary traffic control measures are in place. At any time, upon request of the City

Engineer, the TTCP shall be revised and updated as needed to provide adequate traffic control for future events. (Engineering)

- 4. A permit fee application is required for the installation of a temporary membrane (i.e. tent, canopy, etc.) subject to review by the Roseville Fire Department. All temporary buildings or structures shall be completely removed upon the expiration of the time stated in the special permit. All provisions of the Building/Fire Codes shall be enforced when applicable. The applicant shall contact the Fire Prevention Division of the Roseville Fire Department for review and approval. (Fire)
- 5. As part of the building permit submittal, the applicant shall submit a detailed floor plan to include but not limited to site layout, location of possible storage and/or display, designated temporary fire lanes, and fencing and fire protection equipment if required as a result of the temporary use. Flammability listing(s) of all tent materials shall also be submitted for review. (Fire)
- 6. A final inspection of the tents shall be performed by the Roseville Fire Department prior to use of the site by the public. This inspection is to ensure fire department access has been maintained. (Fire)
- 7. Consistent with Section 9.24.130 of the Roseville Municipal Code, the event shall not exceed maximum permitted noise levels as follows: between the hours of 8 a.m. and 10:30 p.m., Sunday through Thursday, and between the hours of 8 a.m. and 11 p.m. on Fridays, Saturdays, and City-recognized holidays sound sources shall not exceed eighty (80) dBA, Lmax at the property line of the property on which the event is being held. (Planning)
- 8. Temporary enclosures shall be used for the solid waste bins in order to keep waste within the bin area, and to screen the bins. (Refuse)
- 9. The applicant shall contact the Planning Department ninety (90) days prior to the start of the Sacramento Capitals event each year to notify the City of the proposed event dates (including set up and breakdown) and to inform staff of any proposed changes to the project description or event procedures as described in Exhibit A. Any proposed changes in operations will be subject to approval by the Planning & Redevelopment Director. (Planning)
- 10. All City Departments reserve the right to request revisions to the event procedures at any time, if necessary, to preserve public health, safety, and welfare. The operations plan shall, at a minimum, be reviewed annually and modified, if deemed necessary. (All Departments)

### **ATTACHMENTS**

- 1. Vicinity Map
- Aerial Map

## **EXHIBITS**

- A. Project Description
- B. Site Plan
- C. Parking Exhibit

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 Director at, or prior to, the public hearing.