



**ITEM IV-B:    **CONDITIONAL USE PERMIT – 1660 EAST ROSEVILLE PARKWAY – METRO CALVARY  
– FILE #2009PL-101 (CUP-000059)****

**REQUEST**

The applicant requests approval of a Conditional Use Permit to allow Metro Calvary Church to locate within a Business Professional zone.

Applicant – Greg Cline, Metro Calvary Church

**SUMMARY RECOMMENDATION**

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

- A. Adopt the three (3) findings of fact for the Conditional Use Permit; and
- B. Approve the Conditional Use Permit subject to six (6) 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 all recommended conditions of approval.

**BACKGROUND**

The project site is located within the Northeast Roseville Specific Plan area of the City of Roseville at 1660 East Roseville Parkway (see Figure 1 below). The developed business professional center is approximately 28 acres in size and is bounded on the north by East Roseville Pkwy., to the south by Valley Springs Church, and to the east and west by professional office uses. A Major Project Permit was approved by the Planning Commission in January of 1999 for four office buildings totaling 287,750 square feet (Exhibit B). Building A is approximately 101,400 square feet, Building B is approximately 55,765 square feet, Building C (where the church is proposed) is approximately 73,180 square feet, and Building D is 57,405 square feet in size.

The request before the Commission is for a Conditional Use Permit for a Community Assembly use to allow Metro Calvary Church to operate a church within Building C of the Parkway Corporate Plaza. The tenant space totals 38,600 square feet and will house a main sanctuary area, sanctuary overflow, classrooms, offices, a kitchen, and restrooms (see Exhibit C). Exhibit A contains a table describing the proposed activities, services, hours of operation, and the anticipated number of people attending. The maximum attendance at this facility at any one time will be approximately 700 to 750 people during holiday (i.e. Easter and Christmas) services.

Figure 1: Vicinity Map



**SITE INFORMATION**

**Location:** 1660 E. Roseville Pkwy., APN 459-010-051-000, Northeast Roseville Specific Plan

**Total Size:** 28 acres

**Site Access:** Access to the site is provided via one existing driveway on Lead Hill Blvd., two on E. Roseville Pkwy., and one on Olympus Dr. There is vehicular circulation 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.

**CONDITIONAL USE PERMIT**

Conditional Use 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 a Conditional Use Permit. An analysis of the request to locate a community assembly use in a Business Professional zone 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 Business Professional (BP). The BP land use designation is intended to provide for administrative, professional, government and medical office uses. Hospitals and clinics may also locate in this land use designation. Secondary uses include limited service commercial uses (i.e. banks, restaurants, day care centers, travel agencies, and florists) where they would minimize vehicle travel for convenience trips, but only as secondary uses in proximity to larger business parks and office complexes.

While the General Plan does not specifically list community assembly as a primary or secondary use anticipated in the BP land use category, the space needs and the operations as described in Exhibit A are similar to, and as described further below, compatible with, the anticipated land uses.

Where there is the potential for conflict between uses, the General Plan relies on the Zoning Ordinance, through the Conditional Use Permit process, to address and minimize the conflicts through operational conditions. As described in Exhibit A, and as conditioned, the Metro Calvary Church is consistent with the BP land use designation.

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

The zoning ordinance classifies churches as a Community Assembly use type. Community assembly uses include places of worship, clubs, lodges, meeting halls, and community centers. Chapter 19.14 of the zoning ordinance identifies that Community Assembly uses are conditionally permitted within the Business Professional (BP) zone. A Conditional Use Permit allows potential incompatibilities between land uses to be addressed and conditions to be added to minimize conflicts. The standards and requirements of the Zoning Ordinance are used to evaluate the appropriateness of a conditionally permitted use for a specific location.

The only specific development standard established by the Zoning Ordinance for Community Assembly uses is the parking requirement. Community assembly requires 1 parking space per 50 square feet of assembly area without fixed seating plus an additional space for each classroom. The proposed Church will occupy 38,600 square feet of the 73,180 square foot building and will have a sanctuary of 11,250 square feet (225 spaces), 3,078 square feet of overflow area (62 spaces), and nine classrooms (9 spaces). Based on the intended use of the space as described in Exhibit A, and the proposed floor plan as shown in Exhibit B, a total of 296 parking spaces are required.

At the time of original project approval, a mix of traditional office space and high volume back office (i.e. call center) tenants were anticipated and parking was provided accordingly. Because a mix of uses with a higher parking demand was anticipated, the center has more parking than other business professional developments. The center's parking requirement was 1,152 spaces and 1,674 spaces were provided. This results in an excess of 552 parking spaces.

Table 1 below demonstrates that with the current tenant mix, including the proposed Metro Calvary Church, an excess of 272 spaces exists within the complex. In addition to the surplus spaces, the distribution of those spaces is also beneficial to the proposed church as the majority of the spaces are located on the west side of Building C where the main entry to the church is proposed.

**Table1: Parking Requirements**

<b>Parkway Corporate Plaza</b>		
<b>Address – E. Roseville Pkwy.</b>	<b>Building Sq. Ft.</b>	<b># of spaces required</b>
Building A	101,400	394
Building B	55,765	253
Building C	73,180	526
Building D	57,405	229
<b>Totals</b>	<b>287,750</b>	<b>1,402</b>
	<b>Parking Provided</b>	<b>1,674</b>
	<b>Excess Spaces</b>	<b>272</b>

Metro Calvary has provided staff with a description of their proposed operations (Exhibit A). On weekdays, normal business activities will include general office use where five to ten office staff and a pastor would occupy the building. At these times the church would operate like any other office tenant. On weeknights, typical activities would include prayer groups, meetings and Bible study with hours of operation from 6pm to 10pm except on Monday evening when Adult Bible study takes place until 11pm. Typical evening classes range in size from 50 people to 300 people.

The applicant has stated that the greatest number of church attendees would occur at weekend services and at holiday events. During these services the Church anticipates attendance to be between 700 -750 visitors at any one time. If additional services were to be held, the church would stagger the services so the times did not overlap and would allow for visitors to leave the site before the next service began. Weekend services and activities would not conflict with existing businesses within the center because these businesses do not operate on the weekends.

The applicant has provided a list of existing tenants located in the complex and these are provided as Attachment 1. A majority of the tenants are office users including Wachovia Bank, Barclay’s Bank, Kaiser medical offices, and the California Department of Social Services. The applicant has stated that all of these businesses close at 5pm Monday through Friday and are not open on the weekends. Given the fact that the bible study meeting times for Metro Calvary Church begin at 6pm there would be no overlap of the surrounding businesses’ operating hours and the hours of Metro Calvary. Should there be an occasion where this does occur, the activity is compatible with office tenant operations and there is ample parking to accommodate both uses.

**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 Parkway Corporate Plaza include professional office, banks, and medical service users. All of the businesses in the complex are open Monday through Friday and close by 5:00 pm. The uses directly adjacent to the proposed church include medical offices and the Department of Social Services office. Both of these businesses close at 5:00 pm.

Metro Calvary Church has provided an operations plan that minimizes potential conflicts with the other tenants of the business center. Conflicts are minimized because the church’s worship and bible study activities will only occur when the surrounding office uses are not in operation. The activities planned for the church as stated above include Sunday services, weekday evening bible study, youth events, and adult seminars. All of these events will take place between 6:00 pm and 11:00 pm Monday through Saturday, and worship services will be held on Sundays. With the possible exception of Sunday services, the activities associated with the church are compatible with the business activities of the existing tenants. To ensure this remains the case, the Conditional Use Permit includes a condition that requires the church to conform to the

operations plan provided in Exhibit A. With the recommended conditions staff believes the findings for approval of the Conditional Use Permit have been met.

### **Conclusion**

Staff has determined that the Metro Calvary Church, based on the analysis of the operations provided above and as conditioned below, will not negatively affect existing tenants or adjacent uses. Because the hours of operation for peak activities are different from other uses in the building complex and activities will be contained within the tenant space, conflict between the church and the existing uses is unlikely.

### **OTHER ISSUES**

The existing building/tenant space was not constructed for an assembly type occupancy. Therefore, improvements to the interior of the building will be necessary per Conditions 4-6.

### **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 & Redevelopment Department recommends the Planning Commission take the following actions:

- A. Adopt the three findings of fact as stated in the staff report for the CONDITIONAL USE PERMIT – 1660 E. ROSEVILLE PW., METRO CALVARY CHURCH– FILE# 2009PL-101 (CUP-000059);
- B. Approve the CONDITIONAL USE PERMIT – 1660 E. ROSEVILLE PW., METRO CALVARY CHURCH– FILE# 2009PL-101 (CUP-000059) subject to the six (6) conditions listed below.

### **CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT CUP-000059**

1. The CUP shall be effectuated upon issuance of an occupancy permit by the Building Department. (Planning, Building)
2. All Metro Calvary Church functions shall be operated in a manner consistent with the operations described in Exhibit A. (Planning)
3. All activities for the Metro Calvary Church shall take place inside 1660 E. Roseville Pw. (Planning)
4. Tenant improvement plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
5. A full fire alarm system shall be installed for the above proposed occupancy subject to review by this department due to the change in use. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville at

the time plans are submitted for review. All amendments, standards, policies and fee schedule can be found on the City's web site [www.roseville.ca.us](http://www.roseville.ca.us) or contact Patrick Chew, Plan Check Engineer, at 916-774-5823 or [pchew@roseville.ca.us](mailto:pchew@roseville.ca.us) with the Fire Prevention Division for information. (Fire)

6. If this project requires an upgrade to the main breaker, the utility transformer size may be of insufficient size, in which case the costs of upgrading the transformer will be at the developer's expense. In addition, any metering costs as a result of this project will be at the developer's expense. (Electric)

## **ATTACHMENT**

1. Existing Tenants

## **EXHIBITS**

- A. Operations Plan
- B. Site Plan
- C. Floor Plan

<p><b><u>Note to Applicant and/or Developer:</u></b> Please contact the Planning &amp; 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 &amp; Redevelopment Director at, or prior to, the public hearing.</p>
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