

**ITEM VI-B: CONDITIONAL USE PERMIT – 2000 OPPORTUNITY DRIVE – WESTSIDE CHRISTIAN CHURCH – FILE # 2011PL-033 (CUP-000071)**

**REQUEST**

The applicant requests approval of a Conditional Use Permit to allow a community assembly use (Westside Christian Church) to operate within a Light Industrial (M1) zone.

Property Owner: 7 Blocks of Granite  
Project Applicant: Frank Mascaro, Westside Christian Church

**SUMMARY RECOMMENDATION**

The Planning 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 the recommended Conditions of Approval.

**BACKGROUND**

The project site is located at the southwest corner of Opportunity Drive and Vineyard Drive within the Infill Planning Area of the City (see Figure 1). The property is zoned and has a land use designation of Light Industrial (M1/LI) and is surrounded by a mix of industrial and commercial properties.

Figure 1: Zoning and Land Use



On January 18, 2001 the Planning Commission approved a Design Review Permit (DRP 00-67) for the Vineyard Pointe Business Park to create three parcels to be developed with two single story office/industrial buildings and one two-story office building. The subject parcel, located in the northeast corner of the Vineyard Pointe Business Park, is developed with an approximately 32,000 square foot one-story office/industrial flex building. The parcel has shared driveway access with the other parcels in the business park but is independently parked with 145 parking spaces.

The current request is for a Conditional Use Permit (CUP) to allow a community assembly use (Westside Christian Church) to locate in a Light Industrial zone. The proposed church would be located in Suite 150, which totals 7,290 square feet and will house an assembly space, two classrooms, offices and restrooms (see Exhibit B).

## **FINDINGS & EVALUATION**

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 live in the area. Specifically, the Planning Commission must make the three findings listed below in ***bold italics*** to approve the Conditional Use Permit. An analysis of the project follows each finding:

### ***1. The proposed use or development is consistent with the City of Roseville General Plan.***

The land use designation for the subject property is Light Industrial (LI). The LI land use designation is typically intended to provide for office and industrial uses such as research and development, electronics assembly, warehousing, and employment serving commercial uses. Service uses with large space needs such as health clubs, religious assembly and gymnastics studios are also anticipated uses.

Community assembly uses inclusive of churches are considered secondary uses in the LI land use designation. However, when potential for conflict between uses occurs, the General Plan relies on the Zoning Ordinance through the Conditional Use Permit process to evaluate the appropriateness of a use. A Conditional Use Permit allows potential incompatibilities between land uses to be addressed and conditions to be added to minimize conflicts. As such, the standards and requirements of the Zoning Ordinance are used to evaluate the appropriateness of a conditionally permitted use for a specific location. Where incompatibilities can be addressed and conflicts resolved, community assembly uses have been determined to be consistent with the General Plan.

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

Chapter 19.14 of the Zoning Ordinance identifies that community assembly uses are conditionally permitted within the Light Industrial (M1) zone. The use permit process allows for evaluation of the details of a particular location and potential conflicts can be addressed through operational conditions. For Community Assembly Uses, the Roseville Zoning Ordinance does not establish any specific development standards except for parking requirements. As such, the following evaluation will focus on the parking situation within the center. The operational characteristics of the proposed use and the compatibility with the existing uses will be addressed under Finding #3.

As noted previously, Westside Christian Church is proposing to occupy 7,290 square feet of tenant space within the Vineyard Pointe Business Park. Based on the Zoning Ordinance parking requirements for Community Assembly Uses (i.e. 1 stall per 50 sq ft of non-fixed seating in the assembly area plus 1 stall per classroom), the church's parking requirement is 38 spaces (see Exhibit A & B). The project site has 145 parking spaces and with the inclusion of the proposed assembly use, the center will provide sufficient parking for all tenant spaces (occupied and vacant), as demonstrated in the following table;

**2000 Opportunity Drive Parking Data**

Suite #	Existing Use	Parking Standard	Parking Requirement
100	Office	1:250	7,795 = 32
110	Vacant (Previous Office)	1:250	5,170 = 21
120	Office	1:250	2,610 = 10
140	Office Warehouse	1:250 1:1000	4,944 = 20 3,868 = 4
150	Assembly (proposed church)	1:50 for assembly area 1:classroom	1,902 = 38 2 classrooms = 2
Total Parking Required			127

Based on the current tenant mix and the proposed church use, the total parking required onsite would be 127 parking spaces. The site would have a surplus of 18 parking spaces, which is more than sufficient to comply with the Zoning Ordinance standards.

- 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.***

The current tenants located in the building at 2000 Opportunity Drive include professional offices and an office/warehouse flex use. The existing tenants have conventional hours of operation and are open Monday through Friday and typically close by 6:00 pm. As noted in Exhibit C, the applicant has documented the various services and activities that will occur in conjunction with the operation of the church and these activities include: Sunday Morning Services from 10:00 am to 11:30 am; future Sunday and Saturday Evening Services from 5:30 pm to 6:30 pm; and Weekday Worship and Prayer activities from 7:00 pm to 9:00 pm.

The church indicated that in the future it may also wish to include a food distribution use. A food distribution use is considered a social service use and is not part of a community assembly use type. Specific details of the food distribution use were not specified with this application and therefore were not evaluated as part of this Conditional Use Permit. Prior to providing this service, Westside Christian Church would need to either obtain an Administrative Permit or modify their Conditional Use Permit, per Chapter 19.40 of the Zoning Ordinance. The services Westside Church would provide in coordination with The Gathering Inn are considered to be customarily associated with a church use and are anticipated at this location.

The operations of Westside Christian Church minimizes potential conflicts with the other tenants of the business center, as the church’s activities will only occur when the surrounding office uses are not in operation. In addition, all activities will take place indoors and will not impact any of the surrounding businesses. Furthermore, due to the main operations of the church occurring during off-peak hours, the cumulative parking demand will be less than what might be expected if the church tenant space was occupied by a typical commercial, office, or industrial user with normal business hours. The church estimates that they have approximately 150 members. Staff does not anticipate any parking issues, as there are 145 spaces within the center and the majority will be available during the church’s peak hours of operation. To ensure this remains the case, Condition #3 has been included requiring the church to conform to the operations plan provided as Exhibit C.

**CONCLUSION**

Staff has determined that the Westside Christian 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 based on the availability of parking within the center, conflict between the church and the existing uses is unlikely.

### **ENVIRONMENTAL DETERMINATION**

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines pertaining to alterations to existing facilities, and pursuant to Section 305 of the Roseville CEQA Implementing Procedures.

### **RECOMMENDATION**

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

- A. Adopt the three (3) findings of fact listed in the staff report for the CONDITIONAL USE PERMIT – 2000 OPPORTUNITY DRIVE – WESTSIDE CHRISTIAN CHURCH – FILE# 2011PL-033 (Project # CUP-000071); and
- B. Approve the CONDITIONAL USE PERMIT – 2000 OPPORTUNITY DRIVE – WESTSIDE CHRISTIAN CHURCH – FILE# 2011PL-033 (Project # CUP-000071) subject to the six (6) conditions below:

### **CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT (CUP-000071):**

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **May 26, 2013**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **May 26, 2013**. (Planning)
2. The CUP shall be effectuated upon issuance of an occupancy permit by the Building Department. (Planning, Building)
3. The activities and services approved in conjunction with this CUP shall be as identified in Exhibit C. (Planning)
4. All activities for Westside Christian Church shall take place inside 2000 Opportunity Drive, Suite 150. (Planning)
5. Building permit 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)
6. The proposed change in use to a place of assembly may require the upgrade of the automatic fire alarm system depending on the final occupancy load calculated by the building official. All amendments, standards, policies and our 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)

**EXHIBITS**

- A. Site Plan and Parking Study
- B. Westside Christian Church Floor Plan
- C. Westside Christian Church Operations

**Note to Applicant and/or Developer:** Please contact the Planning 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.