



**ITEM IV-C: CONDITIONAL USE PERMIT MODIFICATION – 313 HIGH STREET – NORTH ROSEVILLE REC CENTER EXPANSION– FILE #2008PL-025 (CUP-000051)**

**REQUEST**

The applicant requests approval of a Conditional Use Permit Modification to expand the operation of a recreation use located in an Attached Housing (R3) zone district. Pursuant to Section 19.10 of the Roseville Zoning Ordinance, approval of a Conditional Use Permit is required to allow a recreation use in a residential zone.

Applicant – Becky Carlson, North Roseville REC Center  
Property Owner – Board of Directors, North Roseville REC Center

**SUMMARY RECOMMENDATION**

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

- A. Adopt the two (2) findings of fact for the Conditional Use Permit Modification; and
- B. Approve the Conditional Use Permit Modification subject to ten (10) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues associated with this request. In August of 2007, the applicant met with the Roseville Heights Neighborhood Association and surrounding neighbors to discuss the proposed project expansion. At that meeting, members from the neighborhood expressed their support for the construction of Phase 2 of the project. The applicant has since notified the adjacent neighbors in writing and has not received any comments in response (see Attachment 1).

**BACKGROUND**

The subject site is located within the Infill Area of the City of Roseville at 313 High Street, two blocks south of Main Street and two blocks west of Washington Boulevard. The project area includes two contiguous 50' x 150' parcels totaling 15,000 square feet and has a zoning designation of Attached Housing (R3). The properties are bounded by a single-family residential home to the north, a duplex to the south, a triplex to the west and apartments to the east.

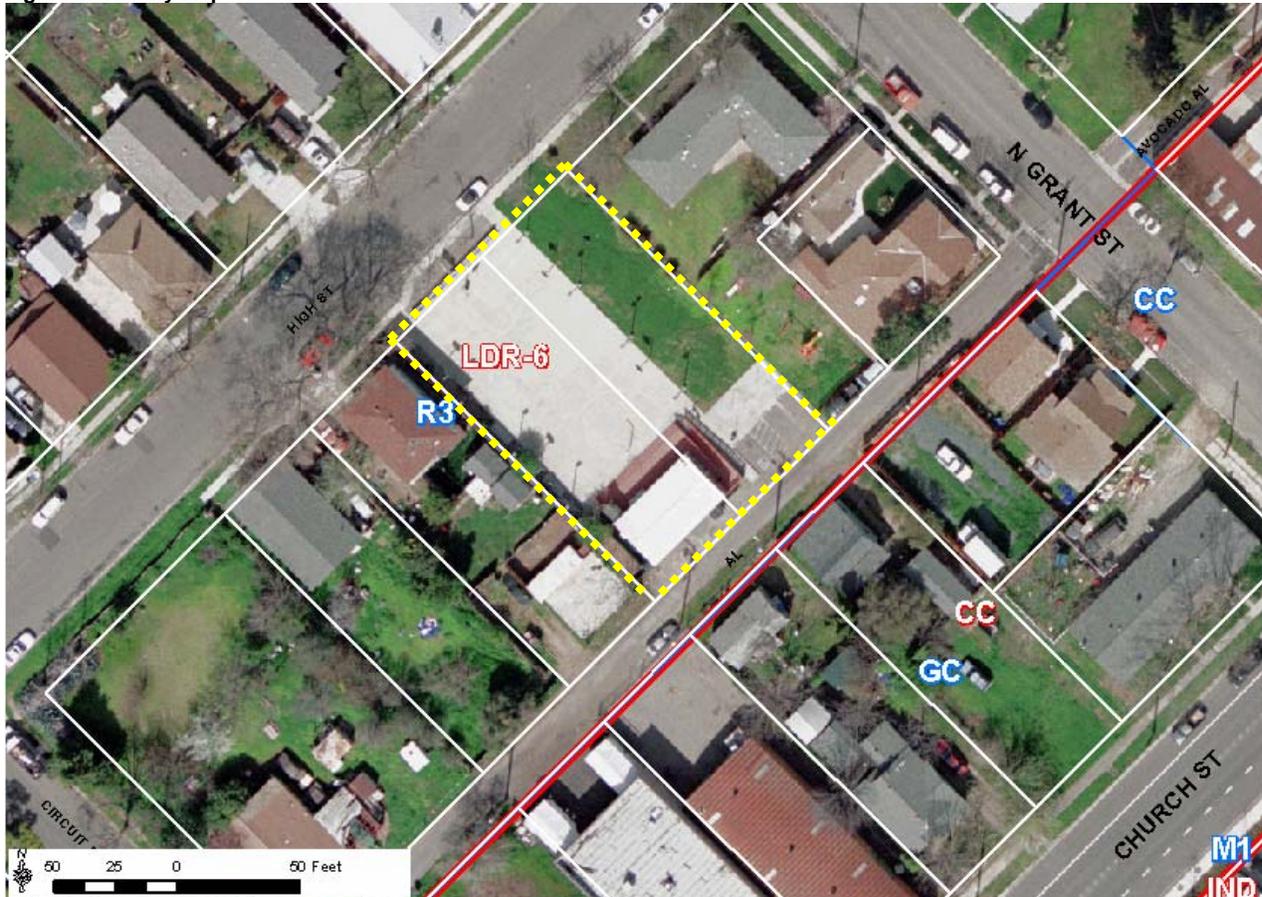
On June 27, 1996, the Planning Commission approved the first phase of development for the North Roseville REC Center, which included the construction of a lighted sports court (for basketball and roller hockey) and a modular building used for an administrative office and classroom. The applicant now wishes to expand the current operations and construct phase two of the project. The proposed expansion will include the placement of a 320 square-foot cargo container (for equipment storage), a 960 square-foot portable building (modular unit), and the construction of a 1,320 square-foot playground area (see Exhibit A).

**PROJECT DESCRIPTION**

The North Roseville Recreation, Education and Creativity (REC) Center is a non-profit, private corporation, run by a board of directors that is comprised of local citizens and residents from the neighborhood. In

October 1999, the REC Center officially opened with the goal of helping disadvantaged at-risk youth by providing educational and recreational opportunities. The center offers a variety of after-school programs including organized sports, computer classes, leadership clubs, reading programs, nutrition classes and arts and craft workshops.

Figure 1: Vicinity Map



## **EVALUATION**

The city encourages parks and other recreational opportunities in close proximity to residential areas, and the proposed expansion of the North Roseville REC Center will provide additional recreational opportunities for local youth. As noted above, the Zoning Ordinance requires approval of a Conditional Use Permit (CUP) to operate a recreation use in an R3 zone district. A CUP was previously approved for this use; however, a Conditional Use Permit Modification (CUPMOD) is required to analyze the new impacts associated with development of Phase 2 of the project.

**Operating Characteristics:** The North Roseville REC Center currently has 68 children (in grades K-6) enrolled in the afternoon program and has an average daily attendance of 20 students. As the program continues to expand, the REC staff anticipates an increased enrollment of 80 - 100 children. The center will continue to cater to youth from the neighborhood and will operate with three part-time staff members and several volunteers. With the expansion, the facility will also maintain its current hours of operation (Monday through Friday, 3pm to 6pm) and will continue to provide the same level of service to the community (see Exhibit B).

**Modular Unit:** To accommodate the increased number of youth participating in the program, a second 960 square-foot modular building will be placed onsite. The building will be oriented towards the interior of the site (facing the existing basketball court) and will include a classroom, office, and

restroom facility. The modular unit will be raised approximately two feet off the ground and the space between the building and the ground will be screened with decorative skirting consistent with the existing modular building. A four-foot wide redwood deck will be constructed around the building and all building materials and colors will match the existing modular unit currently located onsite.

**Playground:** In addition to the placement of the modular unit, the applicant plans to construct a 1,320 square-foot playground with pre-fabricated play equipment (see Attachment 3). The playground will provide a safe activity space for children that is set back from the street and is screened from the adjacent residents by an eight-foot tall wood fence.

**Lighting:** No site lighting is proposed with Phase 2; however, the proposed modular unit will include wall lighting attached to the west side of the building (facing the interior of the site). Consistent with the existing site lighting, the building lighting will be constructed with cut-off shields to minimize off-site glare. Condition #4 has been added to ensure that fixtures are installed with glare shields to mitigate potential glare impacts to the adjacent residences to the west and across High Street.

**Noise:** As noted previously, the proposed modular building and playground equipment will be located within close proximity to residential homes. The noise associated with the modular building will primarily take place indoors and will not significantly impact the surrounding neighbors. The outdoor playground will be located approximately ten feet from the nearest residential homes (apartments to the east) and will be utilized two to three times a day between 3pm and 6pm. The playground area will be screened by an eight-foot tall fence and staff has determined that the noise generated by the use is not substantially different than that of any other park, school, or child care facility, which are often located in residential areas. Based on limited use of the outdoor play area and the proposed screening, staff does not anticipate significant noise impacts to adjacent residents.

**Fencing:** The applicant is proposing to modify the site fencing to provide additional security and to attenuate noise and lighting impacts. The modifications include the construction of a six-foot tall cyclone fence setback five feet from the front property line and located along the rear property line. Additionally, the applicant wishes to increase the height of the westerly side yard fence from six feet to eight feet, to match the existing easterly side yard fence. Typically, residential parcels are not developed with six-foot tall front yard fences and eight-foot tall side yard fences. However, based on the existing/proposed use, the front yard cyclone fence will provide security for children at the site and the wood fence along the side yard will provide a solid buffer between the project site and adjacent residences.

**Parking:** The City's Zoning Ordinance does not establish specific parking standards for recreation facilities. Instead, the parking requirement for the project is based on a composite of the individual uses being proposed. There is no parking requirement for outdoor playgrounds, and therefore, the facility requires a total of 14 parking spaces based solely on the use of the modular building (one space for the office and 13 spaces for the multi-purpose area). As with the development of Phase 1, a parking reduction is warranted for Phase 2 based on the operational characteristics of the center.

The primary users of the facility are preteens and young teens from the neighborhood that are not able to drive. The children will either be dropped off by parents or will use alternative means of getting to the REC center (e.g. bicycles, walk, or skate). To date, there have been no issues with the previous parking reduction and staff has determined that the parking requirement for the recreation center is more restrictive than is necessary for the use. In the event individuals do drive to the site, loading and unloading will occur along the property's 100-foot frontage on High street. In addition, there are three parking stalls located at the rear of the site and on-street parking is available. Staff finds the parking provided acceptable for the site.

**Existing Structures:** A 320 square-foot cargo container was placed at the project site to accommodate the center's need for additional storage. No permits were issued for the structure and

the applicant is now requesting approval for the container. The storage container measures eight feet in height and is located directly behind the existing portable building, adjacent to the alleyway. Based on the location of the structure, views from surrounding residences and adjacent streets will be screened. As such, staff does not anticipate any significant impacts to the surrounding properties.

In addition to the cargo container, a patio cover was constructed without issuance of the proper city permits. The patio cover is attached to the existing portable building and provides covered outdoor space for the patrons and staff of the center. The materials and colors are consistent with the modular building and staff finds the existing patio cover architecturally compatible with the site.

### **Conditional Use Permit Conclusion**

The analysis contained within this staff report evaluates the impacts associated with the development of Phase 2 of the North Roseville REC Center. However, the proposed Conditional Use Permit Modification is in conjunction with the overall operation of the center (Phase 1 & 2) and allows the proposed use to operate in its entirety. Staff has determined that the project, as conditioned below, is consistent with the original approval and will not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area.

### **FINDINGS**

Section 19.78.060(J) of the City of Roseville Zoning Ordinance requires adoption of two (2) findings to approve a Conditional Use Permit Modification. Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed CUPMOD as follows:

- 1. The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.**
- 2. The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines.**

### **ENVIRONMENTAL DETERMINATION**

A Negative Declaration for the North Roseville R.E.C. Center Special Use Permit (SUP 96-18) was adopted by the Planning Commission on June 27, 1996. The Planning Director has determined that the proposed project is consistent with the previous environmental findings and no further environmental review is necessary. A copy of the North Roseville R.E.C. Center Negative Declaration is on file with the Planning & Redevelopment Department and is available for review during normal business hours at the Roseville Civic Center, 311 Vernon Street.

### **RECOMMENDATION**

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

- A. Adopt the two findings of fact as stated in the staff report for the **CONDITIONAL USE PERMIT MODIFICATION – 313 HIGH STREET, NORTH ROSEVILLE REC CENTER – FILE# CUP-000051**;**
- B. Approve the **CONDITIONAL USE PERMIT MODIFICATION – 313 HIGH STREET, NORTH ROSEVILLE REC CENTER – FILE# CUP-000051** subject to the ten (10) conditions listed below:**

**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT CUP-000051**

1. This Conditional Use Permit Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **June 26, 2010**. 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 **June 26, 2010**. (Planning & Redevelopment)
2. The project is approved as shown in Exhibits A & B and as conditioned or modified below. (Planning & Redevelopment)
3. The project shall comply with the previously approved Conditions of Approval for the project (SUP 96-18) except as modified below. (Planning & Redevelopment)
4. The east facing building light fixtures shall have cut-off shields to minimize off-site glare and shall be mounted at a maximum height of eight feet. (Planning & Redevelopment)
5. The portable building must meet the minimum requirements for location to property lines, with regards to wall construction and opening protection. (Building)
6. Ramps, stairs and access must meet California Title 24 Building Code requirements. (Building)
7. The cargo container shall be accessory storage to existing portable building and no flammable or hazardous materials of any kind shall be stored inside. (Building)
8. The raised deck for the new portable building shall be designed by a licensed architect or engineer. (Building)
9. All work, proposed and existing, shall be plan checked and approved prior to issuance of a building permit. (Building)
10. The large storage container behind the existing portable building shall be moved off of the secondary box that serves this site. (Electric)

**ATTACHMENTS**

1. Letter to Surrounding Neighbors
2. Playground Equipment
3. Original Conditions of Approval

**EXHIBITS**

- A. Site Plan
- B. Operations Plan

**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 & Redevelopment Director at, or prior to, the public hearing.