



ITEM V-C: **CONDITIONAL USE PERMIT & ADMINISTRATIVE PERMIT – 10000 ALANTOWN DR – BAYSIDE BLUE OAKS CHURCH – FILE # PL14-0031**

REQUEST

The applicant requests approval of a Conditional Use Permit to allow a community assembly use (Bayside Covenant Church) to operate within a General Industrial (M2) zone and an Administrative Permit to allow a parking reduction for shared use.

Applicant – John Stewart, Bayside Church
Property Owner – Keenan Wolens, Homarose L.P.

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Conditional Use Permit;
- B. Approve the Conditional Use Permit subject to twenty three (23) conditions of approval;
- C. Adopt the three (3) findings of fact for the Administrative Permit; and
- D. Approve the Administrative 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 North Industrial Planning area of the City of Roseville at 10000 Alantown Dr. which is located at the northeast corner of Blue Oaks Bl. and Alantown Dr. as shown in Figure 1. The project site has a zoning designation of General Industrial (M2) and a land use designation of Industrial (IND). The property is developed with two industrial flex buildings that total 769,697 square feet. The site was originally constructed for and occupied by Hewlett Packard in 1998 for their operations related to their computer file servers. Current tenants at this site include RC Willey (furniture warehouse and distribution center) and UNFI (food warehouse and storage). Approximately 342,883 square feet of vacant industrial space is available within the two existing buildings.

Bayside Church requests approval of a Conditional Use Permit (CUP) to allow a community assembly use within the M2 zone district and an Administrative Permit (AP) for a parking reduction. Bayside Church proposes to occupy 85,785 square feet of the existing vacant space for church services for up to 1,350 members (adults and children). In addition to their community assembly use, their facility will include administrative offices, classroom/meeting space, and amenities such as their lobby, gallery, café and recreation/open activity area.

Currently, Bayside operates their north campus at Whitney High School in Rocklin. At this time, Bayside proposes to close that campus and temporarily relocate to 10000 Alantown Dr. until their proposed permanent location on NCRSP Parcel 49 at Washington and Blue Oaks near Highway 65 is formally entitled by the City (Bayside currently has an application on file with the City for a Major Project

Permit on Parcel 49). In the interim, Bayside intends to operate from the Alantown location and will continue to operate their main campus in Granite Bay. Activities at the Alantown location will take place seven days a week; however, the most intensive activities will take place on Saturdays and Sundays for worship services as well as for a few special events that take place annually such as their Christmas services and Thrive conference.

Figure 1: Zoning and Land Use



FINDINGS & EVALUATION

The evaluation section of this report includes an analysis of each of the requested entitlements. Each of the entitlements is analyzed for consistency with the goals and policies of the applicable regulations (i.e. the General Plan and the Zoning Ordinance). Specifically, the Planning Commission must make the three findings listed below in ***bold italics*** to approve the Conditional Use Permit and the three findings listed further below for the Administrative Permit/parking reduction. An analysis of the project follows each finding.

In order to assist in the evaluation of the CUP and AP entitlements, a summary of Bayside's proposed activities and hours of operation is provided below. Bayside's project description is provided as Exhibit A to this report.

Monday through Friday from 8 a.m. to 6 p.m., the site will generally be used for administrative purposes within Bayside's proposed office space (7,400 square feet). While their classroom/meeting space, lobby/gallery/café, and activity area will be open during this period, the majority of Bayside's activities will be for administrative functions.

Monday through Friday after 6 p.m. will include the same functions as described above for the weekday, but may also include larger meetings (200-300 people) and occasional special events within the assembly area (up to 1,350 people).

Saturdays and Sundays will include worship services for up to 1,350 people. One service is proposed on Saturdays at 6 p.m. and two services are proposed on Sundays at 9 a.m. and 11:15 a.m. Each service will last approximately 75 minutes and will be separated by a minimum of one hour between the end of the first service and the beginning of the second service. On Saturdays and Sundays, Bayside's offices will not be in use and only the assembly space, classroom/meeting space, lobby/gallery/café and activity area will be open and available for use by Bayside's congregation.

Four specific special events will occur annually which will include the following:

- **Christmas services** (December 17-24) – one to two services per day held after 6 p.m. on weekdays and during the day on weekends for up to 1,350 people.
- **Thrive Leadership Conference** (three consecutive days in May from Thursday – Saturday) – The conference is hosted by Bayside for pastors and leaders in the church. The main activities will take place at Bayside's main campus in Granite Bay with indoor events at the Alantown location for up to 1,350 people.
- **Breakaway** (one week in June (Monday through Friday)) – The majority of the breakaway event will take place at Bayside's main campus in Granite Bay; however, the Alantown location will include a summer day camp for 300-400 children. All activities will occur indoors.
- **Trunk or Treat** (one Saturday or Sunday prior to Halloween) – This family event will include Halloween activities on site.

Based on current attendance levels at their current north campus at Whitney High School of 700 to 1000 members, Bayside has projected that their maximum number of people attending any single service would be 1,350 people and typically no more than 65 percent of that amount will attend on a typical Saturday service and no more than 80 percent of that amount would attend on Sunday services. However, to be conservative, a maximum of 1,350 people attending Sunday services was analyzed in the traffic study that was prepared for the project, which will be further described in the following sections of this report.

CONDITIONAL USE PERMIT

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

The land use designation for the subject property is General Industrial (IND). The IND land use designation is typically intended to provide for industrial uses that tend to generate noise, vibration, odor, dust, smoke, and light that are typically not compatible with residential and other sensitive receptors. Primary uses include manufacturing, wholesale distribution, large storage areas and various other industrial uses. Secondary uses include retail and service commercial uses that are incidental and associated with large employment areas and industrial parks. While not listed specifically as a secondary use in the General Plan, the City's Zoning Ordinance conditionally permits Community Assembly in the M2 zone district. The General Plan relies on the Zoning Ordinance, through the CUP process, to address and minimize conflicts through operational conditions.

Based on Bayside's proposed operations plan and as conditioned, staff has determined that Bayside Church is an appropriate use at this location within the IND land use designation. Staff has determined this largely based on the current tenant mix (RC Willey's furniture warehouse and distribution center and UNFI's food warehouse/storage). These are facilities that do not have a large employee or customer base coming to this site. RC Willey has no more than 90 employees per day spread over shifts that come to this location and UNFI only has two employees at this location. Truck traffic for these tenants enter the site via the southern driveway entrance off of Alantown whereas general

vehicle traffic accesses the site through the northern driveway on Alantown. Staff has also determined this is an acceptable use at this location based on the fact that Bayside's most significant community assembly functions will typically take place on Saturday evenings at 6 p.m. and Sundays at 9 a.m. and 11:15 a.m., which are when the other businesses are primarily closed or have limited operations.

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

The proposed church is a Community Assembly use type. Community assembly uses include places of worship, clubs, lodges, meeting halls, and community centers. Chapter 19.14 of the Roseville Zoning Ordinance identifies that community assembly uses are conditionally permitted within the M2 zone. CUPs are used to address potential incompatibilities between land uses. The standards and requirements of the Zoning Ordinance are used to evaluate the appropriateness of a use for a specific location. For community assembly uses, the Roseville Zoning Ordinance does not establish any specific development standards except for parking requirements. Community assembly requires one parking space for every 50 square feet of non-fixed seats within the assembly area or one parking space for every three fixed seats within the assembly area. Additionally, one space per classroom is required.

Based on Bayside's project description, the worship space will include non-fixed seating for up to 1,350 members and 14 classrooms for children's liturgy/meeting space. Based on the non-fixed seating calculation of an assembly space of 16,876 square feet and 14 classrooms, the Zoning Ordinance requires 352 parking spaces. While this parking requirement is satisfactory for a typical church or other community assembly use, Bayside Church has a higher demand for parking. Based on observations at Bayside's main campus in Granite Bay, conducted by Fehr and Peers (traffic consultant), it was determined that on average members arrive with 2.05 people per vehicle. Therefore, based on real data, the actual parking demand for Bayside at this location would be 673 spaces ((1,350 people divided by 2.05 per vehicle) plus 14 spaces for classrooms).

While the site includes 834 parking spaces, only 658 parking spaces are available to Bayside in their lease agreement (477 spaces for vehicle parking and 181 spaces for staging and drop off/pick up for shuttle operations). Therefore, when Bayside is operating weekend services or special events which require the use of more than 477 parking spaces (thus requiring the operation of shuttle services), they require a 196 space parking reduction (673 spaces required minus 477 spaces available for vehicle parking). While these 196 spaces will not be located on site, 250 spaces will be available at William Jessup University (WJU) in Rocklin (off of Sunset Bl.) to accommodate the remaining parking needs for Bayside. The parking reduction is discussed in detail in the AP Section of this report.

Subject to approval of the parking reduction, staff finds that this project will conform to the standards and requirements of the City's Zoning Ordinance. It is important to note that while adequate parking is likely available on the Alantown site to accommodate all of Bayside's parking needs, the large influx/outflow of people within small periods of time would create traffic congestion on city roadways and therefore the amount of vehicles that can park at the site has been restricted to alleviate the potential for traffic impacts. The traffic study is discussed in more detail below.

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 uses on site include warehousing, distribution and storage. The existing tenants include RC Willey which operates a furniture warehouse and distribution center and occupies approximately 290,000 square feet of the building to the north of Bayside's proposed location. The other existing tenant is UNFI which operates a food warehouse and storage facility and occupies approximately

137,000 square feet and is located adjacent to Bayside's proposed location. The remainder of the space within the center is vacant.

RC Willey's operating hours are Monday through Saturday from 6 a.m. to midnight with truck shipping hours from 6 a.m. to 2:30 p.m. and customer pick up Monday through Saturday from 10 a.m. to 9 p.m. UNFI's operating hours are Monday through Friday from 2 a.m. to 10 a.m. (UNFI's operating hours are minimal as this is their secondary location to Rocklin and is used primarily for storage).

As described in the project description, weekdays from 8 a.m. to 6 p.m. Bayside's activities will be less intensive than when worship services are being conducted. Use of the building will be limited to administrative uses and activities within the classrooms, lobby, café, gallery and activity area will be minimal. Weekend services begin at 6 p.m. on Saturdays which will overlap with RC Willey's operating hours. However, this is after RC Willey's truck operating hours and activities at RC Willey after 5:30 p.m. are primarily related to warehousing, storage, and customer pick up. The applicant consulted with RC Willey and determined that typically there are no more than three customers on site at a time for furniture pickup. The busiest time for furniture pick up is Saturday morning and afternoon and loading takes approximately five minutes. Both RC Willey and UNFI are closed on Sundays so Bayside's Sunday services will not have an impact on any other uses within the building complex.

Due to the large number of people entering and exiting the site within a small period of time, coupled with the limited number of driveways into the project site (one driveway accessed off of Alantown), the City's Engineering staff required a traffic analysis for this project. Fehr & Peers was hired by the City to evaluate the site and determined that due to the large influx and outflow of vehicles for up to 1,350 people within a small window of time that the City roadways could be impacted by this proposed use. In order to alleviate potential traffic issues on adjacent roadways, the traffic consultant determined that if operating at maximum capacity (1,350 people) approximately 32 percent of Bayside's members need to park at an offsite location and be shuttled to the Alantown site for services.

Therefore, the applicant will be required to operate in compliance with the assumptions used in the traffic study and implement the required traffic management plan in order to achieve the required objectives. These objectives include not causing traffic to queue back from Alantown Dr. onto westbound Blue Oaks Bl., to not spill out of left-turn pockets on Industrial, and not to cause undue delays or rerouting of non-Bayside traffic. The applicant is in agreement with this recommendation and will have sufficiently trained staff dedicated to traffic management. Additionally, Bayside is experienced in operating shuttle services for their worship services and events as it is a service that is currently provided at their main campus in Granite Bay. While building occupancy may allow for more than 1,350 people on site at a time, due to the potential traffic impacts, the CUP restricts the maximum number of people (members and staff) on site per service or event to no more than 1,350 people which is consistent with what was analyzed in the traffic study.

Bayside's agreement with WJU will allow for 250 parking spaces and Bayside will lease additional shuttles to provide transportation between the sites. Bayside indicates that approximately 30 percent of their congregation lives within proximity to WJU and Bayside will encourage those members to utilize the shuttle service. The shuttle services will be incentivized by priority entry/exit for shuttle buses to/from the Alantown site and free refreshments will be served to those members who take the shuttles. Bayside is confident that when at maximum occupancy, 32 percent of their members will utilize the offsite lot. Staff has included this as a condition of approval (Condition 4) to ensure that Bayside operates in accordance with this requirement. Additionally, Condition 8 has been included which requires traffic monitoring by a traffic consultant approximately three months after Bayside has been in operation to ensure that Bayside's operations are in alignment with their project description and that the conditions of approval and requirements of the traffic study are being implemented and are achieving the intended results. The applicant is in agreement with these conditions. In conclusion, by removing approximately 32 percent of trips to the project site, City roadways will not be negatively

affected during the Saturday evening services, Sunday morning services, and occasional special events.

Conditional Use Permit Conclusion

Staff has determined that the Bayside Covenant Church, based on the analysis provided above and as conditioned, will not adversely affect the site, their neighbors or the adjacent City streets. Because the type of uses located within the building complex have a limited customer base visiting the site, the fact that the majority of their operating hours do not overlap during worship services and special events, and because the measures identified in the traffic study will be implemented, staff has determined that the proposed community assembly use is acceptable in this location.

ADMINISTRATIVE PERMIT

Section 19.26.030.C.2 of the Roseville Zoning Ordinance provides for parking reductions for shared parking (i.e. in association with a building complex). An applicant can apply for an AP to allow shared parking where they believe the hours of operation for different tenants may differ to effectively allow for dual use of parking within the center. In order to approve the Administrative Permit, the Planning Commission must find that the request is consistent with the following criteria.

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

The project site has 834 parking spaces. The table below provides an overview of the current parking required for the current tenants including parking for vacant spaces. As illustrated by the table there is currently a surplus of 64 spaces.

Building	Tenant	Square Footage	Parking Ratio	Parking Required Per Zoning Ordinance	
	Vacant (proposed Bayside)	85,785	1/1000	86	
	Vacant	52,098	1/1000	52	
	UNFI	136,629	1/1000	137	
2	RC Willey	290,185	1/1000	290	
	Vacant	205,000	1/1000	205	
Total		769,697		770	
Provided					834
Surplus					64

Bayside Church has a greater parking demand than what is currently anticipated for their tenant space. For an assembly use, the Zoning Ordinance requires 1 parking space per 50 square feet within the assembly area for non-fixed seating plus one space per classroom. This results in a parking requirement, per the Zoning Ordinance, of 352 spaces (16,876 square feet and 14 classrooms).

As a result of the traffic study that was conducted by Fehr & Peers, based on observations from the Granite Bay Bayside campus, the average vehicle occupancy is 2.05 people per car, which for a maximum occupancy of 1,350 people and 14 classrooms would result in a parking demand of 673 parking spaces. While the Zoning Ordinance parking ratios for community assembly meet the need for typical churches, Bayside has a higher parking demand than a typical church and therefore the 2.05

people per vehicle plus one space per classroom parking requirement will be used in determining Bayside's parking requirement.

Bayside has indicated that the property owner will make 658 parking spaces available to them for their use. Attachment 1 is included which outlines where these spaces are located. Bayside has a parking requirement of 673 parking spaces where only 477 spaces are available for parking resulting in a shortfall of 196 parking spaces. Off-site parking is available at WJU, which Bayside will have 250 parking spaces available for members who utilize the shuttle services.

In addition to having off-site parking available to them, the applicant has adequately demonstrated that the existing tenants have a lower parking demand in comparison to what the Zoning Ordinance requires. RC Willey has 90 employees divided between two shifts and UNFI has a demand for two spaces (their tenant space is used primarily for storage) for a total demand of 92 spaces. As shown in the table above, the Zoning Ordinance requires 427 spaces between those two tenants. Therefore, based on the actual parking demands for RC Willey and UNFI, and the availability of parking at the offsite lot, adequate parking is available for all tenants.

There is a unique component to this project which is related to traffic impacts. While it can be demonstrated that enough parking exists to meet the demand of all existing and proposed tenants due to different operating hours, due to the potential for a large influx and outflow of people during relatively small windows of time, potential impacts to the City's roadway system could occur. In order to alleviate the potential for these impacts, the traffic study determined that off-site parking would be required as part of this project to remove 32 percent of the trips from the surrounding roadways when Bayside is operating at maximum capacity. The traffic study is provided as Attachment 2 to this report. Please note that the traffic study references two phases which include up to 850 members (Phase 1) and up to 1,350 members (Phase 2). Since there are limited ways to determine if Bayside will have a need for Phase 1 or 2 occupancy levels at day one of operation and because when the applicant submits for building permits the approval will be based on maximum occupancy, staff has required the applicant to be prepared to operate at maximum capacity (1,350 members) when they commence weekend services and special events. A condition of approval (Condition 5) has been included that requires the applicant to show a lease agreement with WJU for the use of up to 250 parking spaces. The applicant is also required to show availability of shuttles for the Bayside Alantown site that are in addition to the shuttles they use at other locations. Both of these requirements must be demonstrated to the City prior to occupancy or effectuation of the CUP and AP. The applicant is in agreement with these conditions.

2. *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 hours of operation of the current tenants, the only potential for overlap in operating hours are with RC Willey on Saturdays during Bayside's 6 p.m. services and periodic special events. As described above, 90 parking spaces will be available for RC Willey. Because their 90 employees are spread out over shifts their demand for parking will be less; however, 90 spaces have been used for a conservative estimate. The property owner has made 658 parking spaces of 834 available to Bayside which leaves 176 spaces available to RC Willey on Saturdays which will meet their needs. Should any of the vacant space within the center be leased in the future, staff anticipates that these tenants will not have conflicting hours with Bayside.

With the exception of the Thrive Conference, all other special events that could take place during the week will take place after 6 p.m., so as previously discussed there will be no parking conflicts as adequate parking for RC Willey will remain available and UNFI is not in operation after 10 a.m. Regardless of a daytime or evening event, any event that will need parking for more than 477 vehicles will require the off-site parking lot/shuttle service and the traffic management plan to be in effect. With the 477 parking spaces on site for Bayside members/staff, including the area for shuttle drop off and

pick up, combined with the 176 parking spaces available for other tenants and the 250 spaces available offsite, staff has determined that there will not be a parking conflict among uses.

3. *Overflow parking will not impact any adjacent use.*

As described above, when Bayside is operating typical weekday activities their demand for parking will be minimal and a surplus of parking will be available. When Bayside is operating their more intensive activities (weekend services and special events), Bayside will put their traffic management plan into effect as described in the traffic study to ensure that potential parking and traffic impacts are prevented.

4. *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 are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.*

The CUP restricts the hours of operation and the number of people able to be on site for activities as described in this report and in Bayside's project description. This ensures that there will not be an overlap in demand for parking. The building complex is governed by a reciprocal parking agreement and as described in the findings above, staff has determined that there is a sufficient amount of parking on site at all times for all businesses located within the center.

In addition to the above criteria for a parking reduction, Section 19.78.060.A of the City of Roseville Zoning Ordinance requires adoption of three (3) findings to approve an Administrative Permit. The three findings are listed below and are duplicative of the findings in the CUP section of this report. Based on the detailed evaluation provided for the findings for the CUP and AP, the proposed project is consistent with these findings.

- 1. *The proposed use or development is consistent with the policies of the City of Roseville General Plan.***
- 2. *The proposed use or development conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.***
- 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.***

Administrative Permit Conclusion

Staff concludes that adequate parking is available on and offsite to meet the parking demand of the proposed Bayside Covenant Church. This is based on the different peak hours of operation for the church and the implementation of the traffic management plan as described in the traffic study. Based on this, adequate parking will be available for all tenants within the building complex. Therefore, the findings required for approval of the parking reduction for shared parking are satisfied.

ENVIRONMENTAL DETERMINATION

This application is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 of the CEQA Guidelines pertaining to existing facilities, and pursuant to Section 305 of the Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact as stated in the staff report for the **CONDITIONAL USE PERMIT – 10000 ALANTOWN DR - BAYSIDE BLUE OAKS CHURCH – FILE# PL14-0031**;
- B. Approve the **CONDITIONAL USE PERMIT – 10000 ALANTOWN DR - BAYSIDE BLUE OAKS CHURCH – FILE# PL14-0031** subject to the twenty three (23) conditions listed below;
- C. Adopt the three (3) findings of fact as stated in the staff report for the **ADMINISTRATIVE PERMIT – 10000 ALANTOWN DR - BAYSIDE BLUE OAKS CHURCH – FILE# PL14-0031**; and
- D. Approve the **ADMINISTRATIVE PERMIT– 10000 ALANTOWN DR - BAYSIDE BLUE OAKS CHURCH – FILE# PL14-0031** subject to the six (6) conditions listed below.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (PL14-0031)

1. The CUP shall be effectuated upon issuance of an occupancy permit by the Building Department. This permit shall be valid for a period of two (2) years from this date and shall expire on **June 26, 2016**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than one year from **June 26, 2016**. (Planning, Building)
2. All Bayside activities and functions shall be operated in a manner consistent with the project description and operations plan as provided as Exhibit A. (Planning)
3. When parking for more than 477 vehicles (978 people) is required for any of Bayside's services, special events, or meetings, the applicant shall implement the traffic mitigation plan as described in the traffic study prepared for the project by Fehr & Peers dated May 28, 2014. (Planning, Engineering)
4. When at maximum occupancy of 1,350 members, 32 percent of Bayside members (up to 250 vehicles) shall park at the off-site lot at William Jessup University. Consistent with the traffic study, these members must go directly to the off-site lot and shall not drive by to the Alantown site to determine if parking is available. Bayside will be responsible for ensuring compliance with this requirement. (Planning, Engineering)
5. Prior to approval of building permits, Bayside shall provide Planning with:
 - a. Proof of a lease agreement with William Jessup University in Rocklin for up to 250 parking spaces for Bayside's use for offsite parking.
 - b. Proof of availability of shuttles to service the offsite William Jessup University lot. These shuttles need to be in addition to shuttles that are already used at other Bayside facilities. (Planning)
6. The four special events as listed and described in the project description (Christmas week, Thrive Conference, Breakaway, and Truck or treat) are permitted as part of this conditional use permit. (Planning)
7. A Traffic Management Plan shall be submitted for review by the Development Services Engineering Division. At a minimum, the Traffic Management plan shall address the issues identified in Section IV of the "Bayside Covenant Church Traffic Impact Study", as prepared by

Fehr & Peers and dated May 28, 2014. Prior to occupancy, Engineering shall approve the Traffic Management Plan and issue an Encroachment Permit that allows for implementation of the approved Plan. The Encroachment Permit for the Traffic Management Plan shall expire and require renewal on an annual basis. (Engineering)

8. Three months from grant of occupancy and effectuation and use of the CUP, developer shall provide City with a technical memorandum from a professional traffic engineer that observes and evaluates the effectiveness of the approved Traffic Management Plan. If deficiencies are identified in either the implementation of or the approved measures of the Traffic Management Plan, it shall be the developer's responsibility to modify the Traffic Management Plan and resubmit to the Development Services Engineering Division for approval. If modifications are required to the Traffic Management Plan it shall be the City's decision to determine if a subsequent technical memorandum addressing the effectiveness of the Traffic Management Plan will be required. (Engineering)
9. Building/Site plans for modifications requiring a building permit shall be designed by the applicant in accordance with the City's adopted - California Building Standards Code (RMC Title 16, Chapter 16.04, Section 16.04.100) and reviewed/approved by the Building Division. (Building)
10. The developer shall not commence with any building or site modifications until such time as building/site plans are approved and the building permits are issued by the Building Division (Building)
11. All construction/occupancy designs are to be prepared by a licensed Architect or Engineer registered to practice in California. (Building)
12. A new mixed occupancy area analysis will be required for the existing building. It may be design as a separated or a non-separated mixed occupancy building. California Building Code (CBC) Sec. 508. (Building)
13. A structural analysis will be required to determine if the existing structural design supports the proposed occupancies higher risk category. (Building)
14. Where a building or structure is occupied by two or more occupancies not included in the same risk category, it shall be assigned the classification of the highest risk category corresponding to the various occupancies. CBC Sec. 1604. (Building)
15. Modification and/or additions to the automatic fire sprinkler system, fire alarm and detection systems are required. CBC Sec. 903 & 907. (Building)
16. Where the building is classified as a Group A occupancy, the main exit shall front on at least one street or unoccupied space of not less than 20 feet in width that adjoins a street or public way. CBC Sec. 1028. (Building)
17. Rooms with an occupant load of 50 or more will require 2 separate means of egress and may require panic hardware and means of egress illumination and identification. An emergency power source may also be required. CBC Sec. 1006, 1008, 1011 & 1015. (Building)
18. A minimum plumbing fixture calculation will be required to justify the actual design requirements. California Plumbing Code (CPC) Sec. 422. (Building)
19. Ventilation of the occupied spaces shall comply with the requirements for their use. California Mechanical Code (CMC) Sec. 402 & CBC Sec. 1203 & 1204. (Building)

20. Accessibility shall be provided for each occupancy as required. CBC Sec. 11B-201.2. (Building)
21. The existing site may require upgrades to the accessibility features and elements. CBC Sec. 11B-202. (Building)
22. A structural analysis will be required to determine if the existing structural design supports the proposed occupancies higher risk category. (Building)
23. Non-residential additions and alterations. The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1000 square feet or greater, and/or building alterations with a permit valuation of \$200,000.00 or above. (Building)

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT (PL14-0031)

1. This Administrative Permit for a reduction of 196 parking spaces is approved based on the proposed mix and square footages of tenants and tenant spaces in the building and operational characteristics of Bayside Church as described in Exhibit A. (Planning)
2. This permit shall be effectuated upon occupancy of the tenant space by Bayside Church. This permit shall be valid for a period of two (2) years from this date and shall expire on **June 26, 2016**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than one year from **June 26, 2016**. (Planning)
3. This approval is for Bayside Church as described in Exhibit A. Should Bayside Church vacate the building, the parking reduction will no longer be valid. (Planning)
4. The applicant shall submit plans to the Building Division and secure a building permit for any proposed tenant improvements. (Building)
5. Tenant Improvement documents submitted for plan check and permit shall comply with all applicable code requirements. (Building)
6. Bayside shall obtain a certificate of occupancy from the Building Division prior to occupying the tenant space. (Building)

ATTACHMENTS

1. Parking Map
2. Traffic Study

EXHIBITS

- A. Project Description and Operations Plan

Note to Applicant and/or Developer: Please contact 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.