

**ITEM VI-B:     ADMISTRATIVE PERMIT – 1611 LEAD HILL BLVD – NERSP PARCEL 8 PARKING REDUCTION – FILE# 2006 PL-050 (AP-000110)**

**REQUEST**

The applicant requests approval of an Administrative Permit for a ten (10) space parking reduction to allow a credit union to locate within the Stanford Mortgage Building in the Olympus Pointe Shopping Center.

Applicant / Property Owner – Eric Peterson

**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 Administrative Permit; and
- B. Approve the Administrative Permit subject to three (3) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

Staff has received letters from three businesses located within the center requesting a public hearing so that they can voice their opposition to this request; the letters are included as Attachment 2.

**BACKGROUND**

The subject property is located at 1611 Lead Hill Boulevard within the Northeast Roseville Specific Plan (Attachment 1). The property is located on Pad D of the Olympus Pointe Shopping Center, east of the Town Lounge, and is developed with a 4,260 square foot retail building.

The original site anticipated a parking requirement of 14 spaces (1,200 square feet parked at 1:300 for Retail and 3,060 square feet parked at 1:250 for Professional Office based on the net leasable area). The applicant has decided to lease up to 3,060 square feet of previously anticipated professional office space to America HealthPro Credit Union. However, the proposed credit union requires a higher parking standard (1:150) than what was originally anticipated and has increased the number of required parking spaces to twenty-four; therefore, the applicant requests an Administrative Permit for a 10 space parking reduction.

According to the surrounding businesses, the requested parking reduction will be detrimental to their business operations and will negatively impact their employees and customers. Staff has attempted to contact all of the complainants to elaborate on these concerns, but was unsuccessful. Staff has spoken with Jayne Ham, the property owner of several buildings located within the center, and has attempted to address her concerns over the impact of the proposed parking reduction.

On February 26, 1998 the Planning Commission approved an Administrative Permit to allow a parking reduction for the restaurants located within the Olympus Pointe Shopping Center. The requested parking reduction of 51 spaces was due to an increase in the square footage of food service uses and the construction of outdoor seating areas.

**SITE INFORMATION**

**Location:** 1611 Lead Hill Boulevard, NCRSP Parcel 8, APN 048-010-074

**Roseville Coalition Of Neighborhood Associations (RCONA):** The parcel is located within the Lead Hill Neighborhood Association.

**Total Size:** .33 acres (14,374 square feet)

**Site Access:** Access to the Olympus Pointe Shopping Center is provided via three driveways. One of the two driveways on Lead Hill Boulevard allows unrestricted turning movements into the center. The second driveway from Lead Hill Boulevard and the driveway from Eureka Road are restricted to right turns in and out by street medians. There are no proposed changes to the existing access pattern.

**Adjacent Zoning and Land Use:**

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Community Commercial/Special Area-Northeast (CC/SA-NE)	Community Commercial/Business Professional (CC/BP)	Commercial
North	CC/SA-NE	CC/BP	Commercial Building
South	Business Profession/Special Area- Northeast (BP/SA-NE)	Business Professional (BP)	Lava Ridge Professional Center
East	Attached Housing (R3)	Medium Density Residential (MDR 10)	Rosemead Apartments
West	CC/SA-NE	CC/BP	River Rock Café

**EVALUATION**

Section 19.26.030.C.3 of the City of Roseville Zoning Ordinance allows applicants to apply for an Administrative Permit to allow a parking reduction for an individual use. The applicant has the burden of proof of providing documentation substantiating the request. A parking reduction for an individual use shall only be approved by the Approving Authority if:

- 1. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate.**

American HealthPro Credit Union has four branch's located throughout Northern California. According to the operation plan provided by the applicant (Exhibit A), the projected business operation of the proposed credit union is based on the branch located in Sacramento.

The business hours of the proposed credit union are Monday through Thursday 9:00 a.m. to 5:00 p.m., Friday 9:00 a.m. to 6:00 p.m., and Saturday 9:00 a.m. to 2:00 p.m. The credit union will have three to four employees and anticipates servicing approximately 75-80 customers per day. Although the credit union is community chartered and is open to the public, their primary clientele are healthcare professionals.

The peak hours of the existing businesses located within the center are noon, dinnertime, and late evening. Staff has confirmed through site surveys, that although a larger percentage of parking spaces are occupied at noon, there is still a surplus of parking spaces available. Additionally, the applicant states that the proposed use will not operate during the peak evening hours of the adjacent businesses (Century Theaters, Town Lounge, Café Bernardo, and Mikuni).

On May 15, 2006 the applicant observed the parking volumes for the center and provided Staff with the parking counts. The parking study surveyed two main parking fields adjacent to the east side of the Stanford Mortgage Building and found that a significant amount of parking was available from 9:00 a.m. to 6:00 p.m. (Attachment 4). These parking stalls are currently used as overflow parking for the existing businesses, due to the distance from the surrounding buildings main entrances. Therefore, if the credit

union customers occupied these spaces, prime parking spaces for the surrounding businesses would not be affected.

Staff has conducted several site visits to verify the information provided by the applicant, documenting the number of occupied and unoccupied parking stalls at various times during the day. Emphasis was given to midday and early evening times, when both the proposed credit union and adjacent restaurants are expected to be busiest. The site visits revealed that on average 10 of the 14 customer parking spaces adjacent to the Stanford Mortgage building were available (Attachment 3).

In addition, staff has verified that the adjacent parking lot, located to the northeast of the Stanford Mortgage building, has sufficient amounts of available parking during the anticipated peak times of the credit union. Staff has included photos from the site visits, noting the available parking (Attachment 5). The parking survey and staff site visits reveal that the number of parking spaces for the site are adequate and that the traffic generated by the proposed credit union will not have a significant impact on the current parking arrangement. Based on the relatively small size of the credit union, the limited membership (primarily health care professionals) and the low levels of traffic generated by the use, Staff finds that the existing 14 stalls provide for sufficient parking.

## **2. Overflow parking will not impact any adjacent use.**

The Olympus Pointe Shopping Center has a reciprocal parking and access agreement for all tenants, and as demonstrated, sufficient parking exists to accommodate the credit union, Century Theatres and the nearby restaurants. Reciprocal parking agreements are typical of commercial centers for precisely the reasons discussed in this request. The collection of uses are able to share a parking lot throughout the day as peak times for the businesses vary. In addition, the differing uses provide opportunities for integration and collaboration.

In this particular case, when the bank is open in the morning the other businesses are either closed (Mikuni, Town Lounge, Century Theaters) or experience their peak time (Starbucks); Staff would anticipate that bank customers might also be Starbucks customers. At noon, when the restaurants are open for lunch, the theaters are not very busy and Starbucks has already had their peak. This is a peak time for the credit union, but between the 14 spaces allocated to the subject building and the adjacent theater parking, there are a sufficient number of spaces. At dinnertime, when the credit union is closed, the theaters and restaurants now benefit from using the credit union spaces. Based on this analysis, Staff finds that the credit union will not adversely affect the existing businesses located within the center.

## **ADDITIONAL INFORMATION**

Pending approval of the Administrative Permit for the parking reduction, the property owner of the Stanford Mortgage building will apply for a Minor Design Review Permit to construct a primary entrance for American HealthPro Credit Union on the east elevation (facing the theater parking under the powerlines). This will become the primary entrance for the building, further encouraging patrons of the credit union to use the adjacent parking spaces.

## **FINDINGS**

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:

1. The proposed use is consistent with the policies of the City of Roseville General Plan.
2. The proposed use 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 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.

### **SUMMARY / CONCLUSION**

Based on the evaluation above, Staff believes that the Planning Commission can make the required findings and approve the Administrative Permit.

### **ENVIRONMENTAL DETERMINATION**

This project is categorically exempt from environmental review pursuant to Section 15305 of the California Environmental Quality Act (CEQA) Guidelines (Minor Alterations in Land Use Limitation) and Section 305 of the City of Roseville CEQA Implementing Procedures.

### **RECOMMENDATION**

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

- A. Adopt the three findings of fact as stated in the staff report for the Administrative Permit – 1611 Lead Hill Boulevard – NERSP PCL 8 Parking Reduction – File # 2006PL-050 (AP-000110); and
- B. Approve the Administrative Permit – 1611 Lead Hill Boulevard – NERSP PCL 8 Parking Reduction – File # 2006PL-050 (AP-000110).

### **CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT #AP-0000110**

1. This permit shall be valid for a period of two (2) years from this date and shall expire on **June 22, 2008**. 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 22, 2008**. (Planning & Redevelopment)
2. The hours of operation for America HealthPro Credit Union are restricted to Monday through Thursday 9:00 a.m. to 5:00 p.m., Friday 9:00 a.m. to 6:00 p.m., and Saturday 9:00 a.m. to 2:00 p.m. (Planning & Redevelopment)
3. The Administrative Permit for a parking reduction from 24 spaces to 14 spaces is valid for the American HealthPro Credit Union and does not pertain to any other business. (Planning & Redevelopment)

### **ALTERNATIVE ACTION**

Should the Planning Commission disagree with Staff's analysis and recommendation and finds that the request would adversely impact adjacent businesses, the following alternative action is provided for the Commission's consideration.

- A. Adopt Findings of Fact for denial as follows:
  1. **The proposed use or development is not consistent with the City of Roseville General Plan or the Northeast Roseville Specific Plan.**
  2. **The proposed use or development does not conform with all applicable standards and requirements of the Zoning Ordinance.**
  3. **The location, size, design and operating characteristics of the use or development is not compatible with and will 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.**

- B. Deny the Administrative Permit – 1611 Lead Hill Boulevard – NERSP PCL 8 Parking Reduction – File # 2006PL-050 (AP-000110).

**ATTACHMENTS**

1. Vicinity Map
2. Letters requesting a public hearing form adjacent businesses
3. Site Plan
4. Applicant's Parking Study/ Map of Olympus Pointe
5. Photos

**Exhibit**

- A. 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 Director at, or prior to, the public hearing.