



*PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT
PLANNING COMMISSION MEETING January 8, 2009*

Prepared by: Tricia Stewart, Associate Planner

ITEM V-A: DESIGN REVIEW PERMIT MODIFICATION AND ADMINISTRATIVE PERMIT FOR PARKING REDUCTION – 1931 TAYLOR ROAD – NERSP PARCEL 19 LARKSPUR HOTELS - FILE#2008PL-163 (DRP-000286 & AP-000277)

REQUEST

The applicant requests approval of a Design Review Permit Modification to construct a 200 square foot swimming pool with associated deck (850 square feet) and security wall. The addition of the swimming pool will require reconfiguration of a portion of existing sidewalk, parking, and landscape areas. The applicant also requests approval of an Administrative Permit to allow a parking reduction of seven (7) spaces (302 spaces to 295) to accommodate the proposed pool.

Applicant - KMB Architecture Inc., Mitch Bjorgum
Owner – LL Roseville, L.P., Charles Gill

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification;
- B. Approve the Design Review Permit Modification with thirty-five (35) conditions of approval;
- C. Adopt the three (3) findings of fact and four (4) criteria for the Administrative Permit; and
- D. Approve the Administrative Permit subject to two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The applicant is in agreement with the recommended conditions of approval. There are no outstanding issues.

BACKGROUND

The project site is located in the Northeast Roseville Specific Plan (NERSP) area at 1931 Taylor Road. The site is developed with a Larkspur Landing Hotel, Hilton Garden Inn and Tahoe Joe's restaurant with a common parking field. The Hilton Garden Inn and an unnamed restaurant were originally approved by the Planning Commission in February 1997 (DRP 96-25). In December 1997 the project was revised (DRPMOD 97-47) to decrease the number of units of the Hilton Hotel from 151 to 131 and to include the Larkspur Hotel as part of the development. Specifically, that approval permitted the construction of a 64,888 square-foot (131 units) Hilton Garden Inn and a 51,045 square-foot (90 units) Larkspur hotel on 2.4 acres at 1931/1951 Taylor Road.

The applicant indicates that additional amenities such as a swimming pool are necessary for the Larkspur Hotel to remain competitive in the growing Roseville hotel market. Most, if not all, of the new hotels built in the city over the past 5-7 years include swimming pools. Minor changes to the existing sidewalk, parking, and landscape planters are required to accommodate the new pool (see Exhibit A – Site Plan). The reconfiguration of the site needed to accommodate the new pool will result in the loss of seven (7) parking

spaces. The project does not enjoy “excess” parking spaces. Therefore, the applicant has requested approval of an Administrative Permit for a parking reduction for shared uses.

SITE INFORMATION

- A. **Roseville Coalition Of Neighborhood Associations (RCONA):** RCONA #34, East Roseville Parkway. This neighborhood association is currently active. A letter informing the association about the project was mailed on November 26, 2008. To date, no comments or requests for information have been received.
- B. **Total Acreage:** 2.03 acres
- C. **Site Access:** Access to the site will remain unchanged with existing driveways off of Roseville Parkway and Taylor Road.
- D. **Topography/Grading:** The site is currently developed.

ON-SITE & ADJACENT ZONING AND LAND USE



The evaluation of the Design Review Permit Modification is based on the applicable development standards within the City’s Zoning Ordinance and the design standards of the City’s Community Design Guidelines (CDG).

The applicant proposes to construct a 200 square foot swimming pool and 850 square-foot pool deck. The area where the pool is proposed is oriented internal to the property facing the parking lot.



Figure 1: Photo of area proposed for pool addition and related improvements.

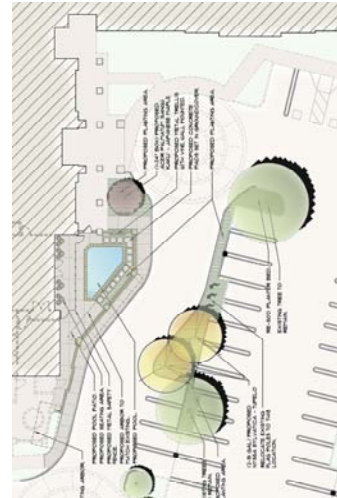


Figure 2: Copy of Attachment 5 (Rotated to match Figure 1 view) indicating area for proposed improvements.

To provide privacy, a five (5) foot tall stucco wall with stone pilasters is proposed around the perimeter of the pool. A three (3) foot tall wood arbor will be located over the wall, as shown in Figure 3 below, to provide additional visual interest. The new arbor will match the design of the existing arbors, as shown in Attachment 1. Consistent with the CDG, the materials and finishes of the new pool area will match the existing building.

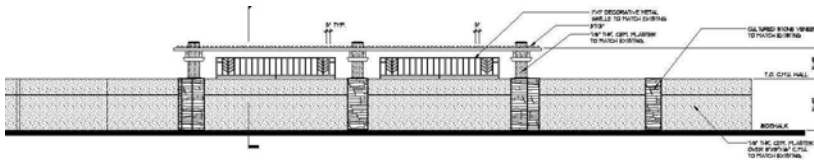


Figure 3: Proposed screen wall and wood arbor.

and a 24-foot wide drive aisle, both which are consistent with City Standards and the CDG. A new landscape planter is proposed along the pool wall which will include *creeping fig* vines which will climb and soften the appearance of the wall. *Pandora* vines will be planted beneath the wood arbor, which is consistent with the existing on-site plantings. The new planter that is proposed where the previous parking stalls were located will incorporate two 15 gallon *Tupelo* trees and ground cover to match the existing ground cover currently located on-site. As Exhibit B (Landscape Plan) does not specifically call out this information, staff has included Condition 7 (d-f) to ensure that these plants are planted. The proposed landscaping is complementary to the existing landscaping on-site and is consistent with the CDG.

To allow for the construction of the pool area, the existing driveway, landscaping, and sidewalk adjacent to the hotel where the pool is proposed will need to be reconfigured. The new construction will result in a new five (5) foot wide curb and sidewalk

ADMINISTRATIVE PERMIT

Three hundred and two (302) parking spaces are currently provided for the complex (Larkspur Landing, Hilton Garden Inn, and Tahoe Joe's) (66 for restaurant and 236 for hotels). Based on the Zoning Ordinance requirements, 316 parking spaces were required; however, a parking reduction was granted by the Planning Commission based on the following findings: 1) the peak demand days/times of the hotel and restaurant differ, 2) hotel guests would likely walk to Tahoe Joe's, and 3) the hotel restaurants are typically only utilized by hotel guests and not the general public. Based on these findings, a reduction of 14 parking spaces was granted in September 2000 (AP 00-43). The applicant is now requesting an additional reduction of seven (7) parking spaces and has provided parking lot occupancy information to justify the request, which is further detailed below.

Section 19.78.060.A of the City of Roseville Zoning Ordinance requires adoption of three (3) findings to approve an Administrative Permit. Staff has reviewed the project and has determined that the findings can be made. The required findings for an Administrative Permit are listed below in ***bold italics*** and are followed by an evaluation.

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

The City of Roseville General Plan designates the project site as Community Commercial. The proposed project (swimming pool) and the existing uses within the complex are consistent with the Community Commercial land use designation as specified in the General Plan. The project site is located in the NERSP area of the City of Roseville. The project is consistent with the specific plan guidelines and requirements. The proposed project is also consistent with the standards, policies and guidelines of the General Plan.

2. The proposed use or development conforms to all applicable standards and requirements of the Zoning Ordinance.

Section 19.26.030 of the Zoning Ordinance requires one (1) parking space per room plus additional spaces as required for other uses in the facility. The hotels require a combined 236 parking spaces. The addition of the pool does not increase the parking requirement as the swimming pool is an ancillary use to the hotel and the addition of the 200 square foot pool will not generate the need for more parking. With approval of the parking reduction request, all applicable zoning standards will be met.

3. The location, size, design and operating characteristics of the 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 the public or private property or improvements.

As noted above, staff has determined that the addition of the pool will not increase the parking requirement. As described below, the reduction of seven (7) parking spaces will not adversely impact the project as it is demonstrated by the parking analysis that a sufficient number of parking spaces is provided within the center. Furthermore, Planning staff has not identified any other potential health, safety or welfare impacts associated with this request.

In addition to the three (3) findings that the City's Zoning Ordinance requires for approval of an Administrative Permit, Section 19.26.040.C.2 of the Zoning Ordinance provides four (4) additional criteria that must be met in order to approve a parking reduction for shared uses. An applicant can apply for an Administrative Permit to permit shared parking where they believe the hours of operation or operating characteristics for different tenants may differ to effectively allow for dual use of parking within the center. These four standards are:

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

The applicant conducted parking counts over the course of four Friday and Saturday evenings, which the applicant and Tahoe Joe's manager indicate is the peak demand for the restaurant. The applicant's parking count indicates that the parking lot did not exceed 55 percent of capacity, which translates to 166 spaces occupied of the 302 available. This peak demand occurred on a Saturday at 7 p.m., which coincides with an average 74 percent occupancy rate between the two hotels. According to the hotel operators, the peak hotel occupancy normally occurs mid-week when the restaurant demand is at its lowest. Planning staff has conducted anecdotal visual observations on Friday and Saturday nights, and concurs with the applicant's parking analysis. At 55 percent occupancy, 136 spaces remain available. Therefore, staff does not expect the requested seven (7) space reduction to result in parking shortages on-site. A sufficient number of parking spaces will still be provided on-site to meet the peak demand of the three participating uses.

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.

As described in Attachment 2, *Project Description and Parking Analysis*, specific information on parking and room counts for four evenings between the hours of 6 p.m. and 11 p.m. is provided. Additionally, Attachment 2, *Letter from Tony Webb, GM of Tahoe Joe's*, confirms that the busiest times for the restaurant are Friday and Saturday evenings, whereas the busiest time for Larkspur Hotels is Tuesday through Thursday. As noted above, anecdotal observations by staff confirm this conclusion.

3. Overflow parking will not impact any adjacent use.

Due to the differing nature in operations of the restaurant and hotels, the 295 parking spaces provided on site will meet the greatest demand for parking. As a result, staff does not anticipate any overflow parking that would impact any adjacent uses.

4. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Director 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.

A reciprocal access agreement was previously executed for the project site (Larkspur Landing Hotel, Hilton Garden Inn and Tahoe Joe's). All parking spaces are held in common between the various users.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(e) for accessory structures and Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as stated below for the DESIGN REVIEW PERMIT MODIFICATION - 1931 TAYLOR ROAD – NERSP PARCEL 19 LARKSPUR HOTELS - FILE # DRP-000286;
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 and the NERSP.*
- B. Approve the DESIGN REVIEW PERMIT MODIFICATION – 1931 TAYLOR ROAD – NERSP PARCEL 19 LARKSPUR HOTELS - FILE # DRP-000286 subject to thirty-five (35) conditions of approval.
- C. Adopt the three (3) findings of fact and the four (4) additional criteria as stated in the staff report for the ADMINISTRATIVE PERMIT – 1931 TAYLOR ROAD – 1931 TAYLOR ROAD – NERSP PARCEL 19 LARKSPUR HOTELS - FILE # AP-000277; and
- D. Approve the ADMINISTRATIVE PERMIT – 1931 TAYLOR ROAD – NERSP PARCEL 19 LARKSPUR HOTELS - FILE # AP-000277 subject to two (2) conditions of approval.

CONDITIONS OF APPROVAL FOR DRP-000286:

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **January 8, 2011**. 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 **January 8, 2011**. (Planning)
2. The project is approved as shown in Exhibits A & B and as conditioned or modified below. (Planning)
3. All conditions of approval from DRPMOD 97-47 shall remain in effect unless modified herein. (All Departments)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

4. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall have a 6" raised curb or concrete bumper. (Planning)
 - b. For all newly striped parking spaces, Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to

City for review, prior to building plan check approvals. This site accessibility plan shall also include:

- i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
5. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
6. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
7. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - d. The small planter strip in front of the pool wall shall include ficus pumilia vines. (Planning)
 - e. The vines planted at the wood arbor locations shall include Pandora vines consistent with the vines used on the existing wood arbors. (Planning)
 - f. The ground cover used in the new planter in the parking lot shall match the ground cover used in the existing planters. (Planning)
 - g. The landscape plan shall comply with the Northeast Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). (Planning)
 - h. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

8. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
9. 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)
10. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
11. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
12. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
13. 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, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
14. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
15. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings (Electric)
16. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one

(1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)

17. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
18. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

19. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
20. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
21. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
22. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
23. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)

24. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
25. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
26. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
27. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
28. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

29. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
30. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
31. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
32. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)

33. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
34. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
35. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)

CONDITIONS OF APPROVAL FOR AP-000277:

1. The Administrative Permit shall run with the associated Design Review Permit Modification, DRP-000286, and shall be effectuated upon the effectuation of DRP-000286.
2. A seven (7) space parking reduction is approved as conditioned or modified below. (Planning)

ATTACHMENTS

1. Photo of existing arbor
2. Project Description and Parking Analysis
3. Letter from Tony Webb, General Manager of Tahoe Joe's Regarding Parking
4. Support Letter from Tony Webb, General Manager of Tahoe Joe's
5. Color Copy of Preliminary Landscape Plan

EXHIBITS

- A. Site Plan
- B. Landscape Plan

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