



AGENDA

June 23, 2016

PLANNING COMMISSION MEETING

7:00 p.m.

City Council Chambers
311 Vernon Street
Roseville, California

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ORAL COMMUNICATIONS**
- 4. CONSENT CALENDAR**
 - 4.1. MINUTES OF MAY 26, 2016
 - 4.2. SOURDOUGH & COMPANY PARKING REDUCTION - 5005 FOOTHILLS BLVD. - FILE #PL16-0176.

The applicant requests approval of an Administrative Permit to allow a nine (9) space parking reduction for shared parking for the Sourdough & Company restaurant to locate within a 1,450 square foot tenant space. Applicant: Allan Roseberg, Sourdough Ventures, Inc. Property Owner: Ethan Conrad Properties, Inc. (Wiley)
- 5. NEW BUSINESS**
 - 5.1. INFILL PARCEL 10 - VARIANCE FOR A SECOND DWELLING UNIT - 400 SEQUOIA ST. - FILE #PL16-0155

The applicant requests approval of a Variance to reduce the required rear yard setback from 20 feet to 10 feet for a second dwelling unit. Applicant: Justin Tice. Property Owner: Nina Kindelt. (Ogden)
- 6. REPORTS: COMMISSION/STAFF**
- 7. ADJOURNMENT**



PLANNING COMMISSION

Title: MINUTES OF MAY 26, 2016

Meeting Date: 6/23/2016
Item #: 4.1.

ATTACHMENTS:

Description

May 26, 2016 Minutes - Draft



Planning Commission Meeting May 26, 2016 – 7:00 p.m. Draft Minutes

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Justin Caporusso
Julie Hirota
David Larson

Planning Commissioners Absent

Charles Krafka, *Excused*
Joseph McCaslin, *Excused*

Staff Present

Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Lauren Hocker, Associate Planner
Ron Miller, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Carl Walker, Senior Engineer, Public Works
Lupe Nelson, Recording Secretary

II. PLEDGE OF ALLEGIANCE

Commissioner Hirota led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Bernasconi opened the Oral Communication.

Hearing none, Chair Bernasconi closed the Oral Communication.

IV. CONSENT CALENDAR

Chair Bernasconi asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Hearing none, Chair Bernasconi asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF APRIL 14, 2016

MOTION

Commissioner Caporusso made the motion, which was seconded by Commissioner Larson, to approve the Consent Calendar item.

The motion passed with the following vote:

Ayes: Houdesheldt, Caporusso, Hirota, Larson, Bernasconi

Noes: None

Abstain: None

V. NEW BUSINESS

**A. FLOOD ENCROACHMENT PERMIT AND TREE PERMIT – 750 GALLERIA BLVD. –
NCRSP ANTELOPE CREEK FLOOD CONTROL PROJECT – FILE #PL15-0026**

Associate Planner, Lauren Hocker, presented the staff report and responded to questions.

Chair Bernasconi opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Ken Grehm, Executive Director of Placer County Flood Control and Water Conservation District, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

- None

Commission Discussion:

- What are the beneficial uses of this project?

Chair Bernasconi closed the public hearing and asked for a motion.

MOTION

Commissioner Caporusso made the motion, which was seconded by Commissioner Larson, to

- A. Consider the Mitigated Negative Declaration and Addendum to the Mitigated Negative Declaration;
- B. Adopt the two (2) findings of fact for the Flood Encroachment Permit;
- C. Approve the Flood Encroachment Permit subject to the nineteen (19) conditions of approval;
- D. Adopt the two (2) findings of fact for the Tree Permit; and,
- E. Approve the Tree Permit subject to twenty (20) conditions of approval.

The motion passed with the following vote:

Ayes: Houdesheldt, Caporusso, Hirota, Larson, Bernasconi

Noes: None

Abstain: None

**B. TENATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET ST. –
SVSP PARCELS DF-1 & DF-2 – FILE #PL14-0516**

Associate Planner, Ron Miller, presented the staff report and responded to questions.

Chair Bernasconi opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Nick Alexander of NG Alexander Real Estate Development, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

- None

Commission Discussion:

- Explain why this item was pulled from the March 24, 2016 agenda. What modifications were made to the March 24, 2016 staff report? How were items resolved?
- Timing of Baseline Marketplace.

Chair Bernasconi closed the public hearing and asked for a motion.

MOTION

Commissioner Caporusso made the motion, which was seconded by Commissioner Larson, to

- A. Adopt the three (3) findings of fact for the Administrative Permit;
- B. Approve the Administrative Permit;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and,
- D. Approve the Tentative Subdivision Map, subject to 108 conditions of approval.

The motion passed with the following vote:

Ayes: Houdesheldt, Caporusso, Hirota, Larson, Bernasconi

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports:

- The June 9, 2016 Planning Commission meeting will be cancelled due to a lack of agenda items.
- The June 23, 2016 Planning Commission meeting will be held.
- The Planning Commission Tour is being rescheduled. A Doodle Poll will be sent to commissioners to determine the best date.

Commissioner Reports:

- None

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Larson, to adjourn to the meeting.

The motion passed unanimously at 7:28 p.m.



PLANNING COMMISSION

Title:

SOURDOUGH & COMPANY PARKING REDUCTION - 5005 FOOTHILLS BLVD.
- FILE #PL16-0176.

Meeting Date: 6/23/2016

Item #: 4.2.

ATTACHMENTS:**Description**

PL16-0176 Sourdough&Co_rpt



ITEM IV-B: ADMINISTRATIVE PERMIT – 5005 FOOTHILLS BLVD – SOURDOUGH & CO. RESTAURANT PARKING REDUCTION – FILE# PL16-0176

REQUEST

The applicant requests approval of an Administrative Permit to allow a nine (9) space parking reduction for shared parking. The parking reduction will allow the Sourdough & Co. restaurant to locate within a 1,450 square foot tenant space.

Applicant – Allan Rosenberg, Sourdough Ventures, Inc.
Property Owner – Ethan Conrad, LLC.

SUMMARY RECOMMENDATION

The Planning Division 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

There are no outstanding issues associated with this request. To date, staff has not received any complaints regarding parking within the complex. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located on the northeast corner of Junction Boulevard and Foothills Boulevard on Parcel 34 of the Northwest Roseville Specific Plan (NWRSP) (see Figure 1). The 10-acre subject property is developed with a commercial center (the California Family Fitness Complex) that includes two in-line retail buildings, a California Family Fitness gym, and two pad buildings that are occupied by a Boston Market drive-through restaurant and Wells Fargo bank.

In November of 2004, the Planning Department approved an Administrative Permit (AP 04-70) and Design Review Permit Modification (DRPMOD 04-37) to allow a fourteen (14) space parking reduction for the construction of an outdoor pool and fenced-in children play area for California Family Fitness. Since that time, there have not been significant changes to the center and the tenant mix has been relatively consistent. However, in 2013 one of the center's major tenant's (Blockbuster) went out of business, and 6,900 square feet of that tenant space has remained vacant to date. At this time, a convenience restaurant (Sourdough & Co.) is requesting to locate within 1,450 square feet of the vacant tenant space once occupied by Blockbuster. There is sufficient parking within the center to support the proposed use, however, the portion of the building the restaurant will locate in was previously parked for office (for Blockbuster) and allocated 6 spaces (1,450 sq. ft. parked at 1:250 = 6 spaces). With the proposed restaurant a total of 15 spaces would be required (1,450 sq. ft. parked at 1:100 = 15 spaces). As such, the applicant is requesting approval of an Administrative Permit to allow a nine (9) space parking reduction for the Sourdough & Co. restaurant to locate within a portion of the vacant tenant space.

Administrative Permits for parking reductions are typically approved at the staff level. However, parking reductions for eating and drinking establishments are to be approved by the Planning Commission per Section 19.26.030 (C)(4) of the Zoning Ordinance.

SITE INFORMATION

Location: 5005 Foothills Boulevard

Total Size: Approximately 10 acres

Site Access: Access to the site is provided via two driveways off Junction Boulevard and Foothills Boulevard. There is reciprocal vehicular access, circulation, and parking provided throughout the site.

Topography: The project site is fully developed and fully graded. This request will not result in any physical changes to the site.

Figure 1: Vicinity Map



EVALUATION

Administrative Permits are evaluated for consistency with the City's General Plan, conformance with the City's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area. Specifically, the Planning Commission must make the three findings of fact listed below in ***bold italics*** to approve an Administrative Permit. An analysis of the parking reduction request for Sourdough & Co. follows each finding.

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

The land use designation for the subject property is Community Commercial (CC). The CC land use designation is intended to provide for retail stores and businesses selling a full range of goods and services (including restaurants). The NWRSP also lists uses that are permitted within commercial zones, which includes eating and drinking establishments. Given the fact that the proposed use is a convenience restaurant, the use is consistent with both the General Plan and the NWRSP.

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

Section 19.26.030(C)(3) of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating parking reductions. It states that when an application for a parking reduction is filed, the applicant

has the burden of proof for providing documentation substantiating the request. Reduced parking shall only be approved by the Planning Commission if four (4) criteria can be met. The required criteria are listed below in italics and followed by an evaluation.

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

As noted below in Table 1, the shopping center is nearly completely occupied and the proposed Sourdough & Co. restaurant will locate within Building #1 (see Attachment 1). The proposed restaurant will occupy Suite 1A and will require 15 parking stalls instead of the six parking stalls originally allocated to the tenant space. Based on the number of stalls that are generally available throughout the day, staff finds that there will be a sufficient number of stalls to meet the greatest parking demand for all of the businesses located within the center, including the proposed restaurant. Below is a table of the parking ratios for the center followed by further analysis.

Table 1: California Family Fitness Complex Parking Analysis

California Family Fitness Complex - 5001 Foothills				
	Suite	SF	Parking Ratio	# Spaces
California Family Fitness		49,600	See Site Plan	258 required (244 approved with 14 space parking reduction)*
Wells Fargo		5,000	150	33
Boston Market		3,126	50	63
Existing Retail #1 - 5005 Foothills				
Sourdough & Co.	1A	1,450	100	15 required (6 spaces proposed with 9 space parking reduction)*
Vacant	1	5,470	300	18
Bourbon Wine & Spirits	2	2,123	300	7
Kabob & Gyro Grill	3	1,208	100	12
Studio 4 Hair & Nails	4	867	300	3
Original Pete's Pizza, Pasta & Grill	5	3,011	100	30
Existing Retail #2 - 5015 Foothills				
Brockway Hair Design	1	1,077	300	4
Crown Cleaners	2	1,464	300	5
DT Noodle	3	1,867	100	19
Papa John's	4	1,573	100	16
Doonan's Barber Shop	5	1,177	300	4
Legend Tae Kwon Do	6	2,379	300	8
Parking Provided	472			
Total Required	495/472*			

* With approval of the proposed parking reduction the existing 472 stalls will meet the required parking demand for all uses.

The applicant has provided staff with a parking analysis that observed the number of available parking spaces from May 27th – June 9th, 2016, with all counts being conducted between 10:00 a.m. and 6:00 p.m. (see Attachment 2). Based on this parking analysis, the applicant found that on

average 200 parking spaces were available at any given time and verified that there is sufficient parking onsite for the proposed use (see Attachment 2).

Staff has also 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 the shopping plaza is expected to be busiest. The site visits revealed that on average fifty percent of the shopping center's parking stalls were unoccupied, and there were always available spaces in the parking field located between Building #1 and Boston Market that would be available to patrons of the proposed restaurant.

Staff has evaluated the parking availability for the uses located within the center and concluded that there are ample amounts of parking provided throughout the day, including during typical peak hours in the afternoon and evening. As such, the 472 parking spaces provided throughout the center will adequately accommodate all of the existing and proposed uses as indicated in the parking analysis.

- B) 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 operational details of an existing Sourdough & Co. restaurant located in Granite Bay, the applicant anticipates the hours of operations to be Monday through Friday 10:00 a.m. to 7:00 p.m., Saturday 10:00 a.m. to 6:00 p.m., and Sunday 10:00 a.m. to 5:00 p.m. with peak hours between 12:00 p.m. to 1:00 pm and 5:00 pm to 6:00 p.m. The proposed restaurant will have two to three employees working at the store at any given time and expects to serve approximately 75 customers per day. The restaurant will primarily require short term parking due to pick up orders accounting for nearly 70% of their business. In addition, given the small size of the tenant space (1,450 sq. ft.), staff does not foresee a significant number of stalls needed for this use and does not anticipate a parking conflict at this location.

As noted previously, the California Family Fitness Shopping Center is developed with several buildings consisting of a variety of uses including California Family Fitness, inline retail shops, and restaurants. Many of these uses have similar afternoon peak times; however, due to the high turnover nature of several of the businesses (i.e. Crown Dry Cleaners, Wells Fargo Bank, Papa John's Pizza, etc.) there are not typically large amounts of parking that are occupied for long periods of time. In addition, according to parking counts collected during the survey, when the peak times for the gym and restaurant uses occur during the evening hours, many of the uses in northern portion of the center (Wells Fargo, Crown Cleaners, and Doonan's Barber Shop) will be closed and there will be on average 200 stalls available for patrons of gym and restaurants. Accordingly, based on the operations of existing businesses and the availability of parking, staff believes there is sufficient parking within the center to support the proposed use.

- C) Overflow parking will not impact any adjacent use.*

The City of Roseville Zoning Ordinance does not permit designating or reserving parking spaces for specific uses within a center or complex. Although tenants have a number of stalls provided to accommodate their demand, there is no designated parking, and patrons of the center can use any available stalls located on-site. Therefore, should overflow parking become necessary, there will be ample parking available throughout the site as noted in the parking surveys.

- D) 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 provided 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 parking and access agreement exists between all parcels located within the shopping center. With the reciprocal parking and access agreements, staff believes that adequate parking will be provided for all existing and future tenants. No additional documents or agreements are necessary.

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.*

As discussed above, the current tenants in the center include restaurants, California Family Fitness, and multiple retail users. The request for a parking reduction is based on the fact that there is a surplus of parking located throughout the center at all times, as evidenced by the parking surveys and staff visits. In addition, many of the uses within the center require short term parking or are beneficial to each other with varying parking demands that do not conflict with one another.

CONCLUSION

Based on the amount of available parking located throughout the center, staff finds that the nine spaces required over the original parking allocation for the complex will be adequately accommodated by the existing 472 parking stalls. Accordingly, staff has determined that the parking reduction for the Sourdough & Co. restaurant will not negatively affect existing tenants or adjacent uses.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements pursuant to Section 15305 of the California Environmental Quality Act (CEQA) Guidelines pertaining to minor alterations in land use limitations and Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the three findings of fact as listed in the staff report for the Administrative Permit – 5005 Foothills Blvd – Sourdough & Co. Restaurant Parking Reduction – File# PL16-0176; and
- B. Approve the Administrative Permit – 5005 Foothills Blvd – Sourdough & Co. Restaurant Parking Reduction – File# PL16-0176 subject to the three (3) conditions listed below.

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT (File# PL16-0176)

1. The project is approved as shown in Exhibits A & B and as conditioned or modified below. (Planning)
2. This Administrative Permit is approved based on the operating information contained in Exhibits A & B. Should the operation of the Sourdough & Co. restaurant change, the Planning Division shall be notified, as additional permit approvals may be required. (Planning)
3. Should the Sourdough & Co. restaurant vacate this space, this parking reduction shall no longer be valid. (Planning)

ADVISORY NOTE

1. The property owner shall reinstall striping and signage indicating the designated carpool and park and ride spaces, consistent with the existing Transportation System Management (TSM) plan for the California Family Fitness Center. (Alternative Transportation)

ATTACHMENTS

1. Site Plan
2. Parking Survey

EXHIBITS

- A. Description of Use
- B. Floor Plan

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



PLANNING COMMISSION

Title:

INFILL PARCEL 10 - VARIANCE FOR A SECOND DWELLING UNIT - 400
SEQUOIA ST. - FILE #PL16-0155

Meeting Date: 6/23/2016

Item #: 5.1.

ATTACHMENTS:**Description**

pl_16_0155_2nd_unit_variance

ITEM V-A: **VARIANCE - INFILL PCL 10 – 400 SEQUOIA ST. - VARIANCE FOR SECOND UNIT – FILE #PL16-0155**

REQUEST

The applicant proposes to construct a 660 square foot one bedroom, single-story second residential unit with access from the rear alley. The second unit is proposed to be located 10 feet from the rear property line, where the Zoning Ordinance requires a 20 foot rear yard setback for the second residence.

SUMMARY RECOMMENDATION

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

- A. Adopt the three findings of fact for the Variance; and
- B. Approve the Variance subject to nine (9) conditions of approval.

OUTSTANDING ISSUES

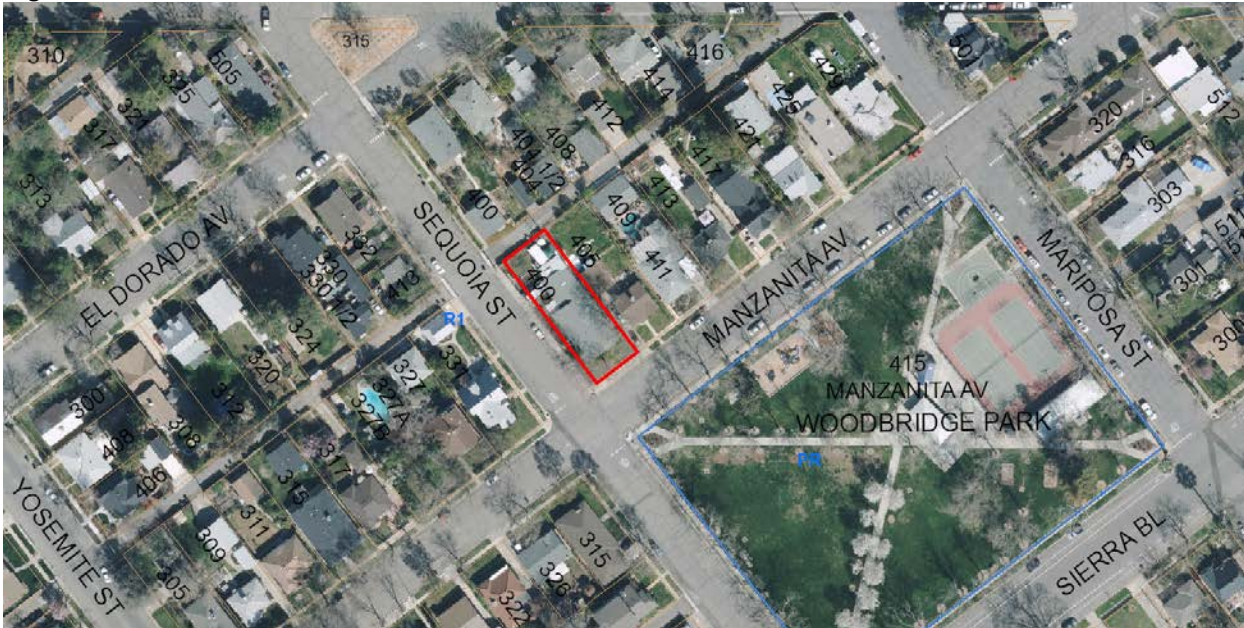
To date, Staff has received one letter (Attachment 1) and two phone calls from adjacent neighbors who are concerned with the proposed Variance. These concerns center on the fact that the accessory building is currently under construction and was originally intended to be constructed as a workshop and not a second unit. The adjacent neighbors also cited the number of rental units in the area, parking for the second unit, and the visibility of motorists from the alleyway as an additional concerns. These items are discussed in more detail in the evaluation section of this report.

BACKGROUND

The project site is located on Sequoia St. between Manzanita Av. and El Dorado Av. in the infill area of the City (see Figure 1). The property is zoned Single Family Residential (R1) and has a land use designation of Low Density Residential (LDR-5). Surrounding uses are all single family residences except for the neighborhood park (Woodbridge Park) that is located to the south of the property across Manzanita Av. The property is a part of the Sierra Vista Park subdivision which was created in 1906, before the City incorporated in 1909. Many houses in the neighborhood appear to have been constructed in the early 20th century, prior to the City's first Zoning Ordinance.

The lot is approximately fifty (50) feet wide by one hundred fifty (150) feet long. The 7,500 square foot parcel is currently developed with a 1,857 square foot single-family residence and an attached 400 square foot garage (see Exhibit A). The rear property line abuts a 20-foot wide public alley. (All of the blocks in the neighborhood have east-west mid-block alleys) The second unit to be constructed on the property would total 660 square feet.

Figure 1: Aerial Photo



The project applicant originally applied for a building permit in November of 2015 to construct a detached workshop building on the property. The building permit was issued in January of this year and work began on the building (see Figure 2). Subsequently, the property owner has decided to convert the building that is under construction into a second unit.

Figure 2: Photo of 2nd Unit



The development standards contained in the Zoning Ordinance are different for a second unit versus an accessory building. Section 19.60 of the Zoning Ordinance contains the development standards for a Second Dwelling Unit. These standards require a second unit to comply with the Zone District Standards of the property on which the second unit will be located. Thus, the Variance is needed to reduce the rear yard setback from 20 feet to 10 feet.

EVALUATION

In accordance with the Chapter 19.78.060.G of the Zoning Ordinance, three (3) findings must be made in order to approve a Variance. The required findings for a Variance are listed below in ***italicized bold*** print and are followed by an evaluation.

- 1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the provisions of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical land use district classification.***

As previously referenced, the project site is located in the Sierra Vista subdivision, which was established in the early 1900s. As shown in the Figure 3 below, the neighborhood is characterized by back alley development and structures that are built within close proximity to property lines. This development pattern is very typical in older neighborhoods with mid-block alleys.

Since the subject property is located within a neighborhood that was largely developed prior to the establishment of zoning standards, many of the existing structures do not meet current setback requirements. One purpose of setbacks and maximum coverage requirements is to provide separation and adequate circulation of light and air between structures. In this instance, it is the use of the proposed structure as a second residence that is triggering the need for a larger rear yard setback (20 feet) and the Variance.

Figure 3: Sierra Park Neighborhood



As shown in Exhibit A, there is an existing attached garage located at the rear of the primary residence in the middle of the lot. The location of this structure will not allow for the second unit to be placed on the lot without encroaching into either the six (6) foot separation requirement or the twenty (20) foot rear yard setback.

The proposed reduction in the rear yard setback would reduce the separation between this structure and those to the north. However, the 20-foot wide alley provides a permanent open space and extends the effective depth of all abutting parcels by 10 feet, including the subject site.

Staff finds the proposed project to be consistent with other residential development in the neighborhood (back alley development pattern). Approval of the variance will allow the property owner to take advantage of the alley access (as do other residences in the neighborhood), which provides a buffer between this lot and those to the north. In addition, the Variance allows for a usable rear yard area between the primary and second unit.

2. The granting of the Variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located.

The proposed construction will occur in the unoccupied rear yard with adequate separation from existing improvements on adjacent properties. The Planning Department sent notice to all property owners within 300 feet of this project. To date, one letter and two phone calls were received from neighboring property owners. In their letter and phone calls, the adjacent property owners state that the required twenty (20) foot setback requirement should be maintained (Attachment 1). In addition, the neighboring property owners are concerned there is a lack of off-street parking and that the workshop is being converted into a second unit.

Staff has brought these items to the attention of the applicant and it is his desire to mitigate these concerns by extending the driveway attached to the main garage to allow an additional parking space. Exhibit A depicts the location of the additional parking space. Staff has added Condition #2 to the project which requires the parking space for the unit to be placed behind the garage, in tandem with the main home's garage parking spaces.

Staff has not identified any detrimental effects of this project upon the public health, safety and welfare; or upon property or improvements in the vicinity of the project site.

3. The granting of the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zoning classification.

The proposed second dwelling unit is a use and activity that is allowed in the R1 District. The Variance will allow construction in the required rear yard setback, where other adjacent and nearby properties also have structures. The proposed variance does not allow a use that is not otherwise authorized by the regulations of the Zoning Ordinance. In fact, Staff researched past rear setback variance requests of the Planning Commission and also those approved administratively by the Planning Manager in the past ten years. The table below details each of these requests and the reduction in rear yard setback.

Figure 4: Past Approvals

Project Name	Address	Project Number	Rear Yard Setback Reduction	Approval Date
Adair 2nd Unit	415 Grove St.	V-000066	7'	PC – 4/28/11
Lines Rear Yard Setback Variance	103 San Juan Av.	V-000063	7'	Admin. – 10/14/09
Kincaid 2nd Unit	616 Oak St.	V-000061	14'	PC – 3/12/09
Ingrid Clegg Variance	516 Vine Wy.	V-000051	8'	PC – 1/24/08
Rush 2nd Unit	506 Coronado Av.	V-000015	13'	PC- 12/8/05
Wells 2nd Unit	112 Irene Av.	V 04-05	20'	PC – 1/13/05
Smith 2 nd Unit	424 Pleasant St.	V 03-11	9'	PC – 4/8/04
Fisher 2nd Unit	234 Pleasant St.	V 03-10	20'	PC – 11/20/03

Given the fact that the development pattern of the Sierra Park neighborhood contains numerous alley loaded garages, carports, and second units, and the historical support for similar request in the City's infill neighborhoods, Staff does not believe the granting of the variance will constitute a special privilege.

VARIANCE CONCLUSION

Based on the analysis contained in this staff report, and with the project conditions, the required findings can be made for the proposed Variance. Surrounding properties enjoy equal or greater reductions in rear setbacks given the alley access provided to these properties. In addition, the Planning Commission has approved other similar second units with reduced rear yard setbacks in the recent past, without ongoing operational concerns.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15305 pertaining to Minor Alterations in Land Use Limitations and pursuant to 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 (3) findings of fact listed in the staff report for the VARIANCE – 400 SEQUOIA ST. – INFILL PARCEL 10 – VARIANCE FOR SECOND UNIT — FILE #PL16-0155; and
- B. Approve the VARIANCE – 400 SEQUOIA ST. – INFILL PARCEL 10 – VARIANCE FOR SECOND UNIT — FILE #PL16-0155 subject to the nine (9) conditions below.

CONDITIONS OF APPROVAL FOR THE VARIANCE (PL16-0155):

- 1. This Variance approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **June 23, 2018**. 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 23, 2018**. (Planning & Redevelopment)
- 2. The required off-street parking for the new second unit shall be provided by locating two spaces behind the existing attached garage. The required parking spaces shall be a minimum of 9 feet by 18 feet. (Planning)
- 3. A Building Permit is required to construct the proposed 2nd Dwelling Unit. (Building)
- 4. Building permit plans shall comply with all applicable code requirements (California Residential Code – CRC – based on the International Residential Code, California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, 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 Division for applicable Code editions). (Building)

5. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings. CRC Sec. R313.2 & NFPA 13D. (Building & Fire)
6. Water service must be sized large enough to accommodate 2 units and fire flow. If building determines that a larger service is needed, Applicant will be required to pay additional fees. (Environmental Utilities)
7. The applicant will be required to pay additional sewer fees. (Environmental Utilities)
8. The water meter is typically installed 2' outside of the pavement. The 2nd dwelling shall maintain 5' clearance from the water meter. (Environmental Utilities)
9. The 2nd unit will need to be fed by a subpanel from the existing dwelling. A separate secondary drop will not be provided by Roseville Electric. Service entrance is required to meet NEC standards. An electric back bone fee will be assessed based on panel size. (Electric)

ATTACHMENT

1. Letter from Neighbors

EXHIBITS

- A. Site Plan
- B. Elevations
- C. Floor Plan

<u>Note to Applicant and/or Developer:</u> Please contact the 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.
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