



**ITEM IV-B:    TENTATIVE SUBDIVISION MAP – 508 & 532 GIBSON DRIVE – SHEA CENTER  
OFFICE CONDOMINIUMS – FILE# SUB-000037**

**REQUEST**

The applicant requests approval of a Tentative Subdivision Map to create up to 99 office condominiums ranging in size from 1,000 square feet to 25,000 square feet within two buildings located in an approved business professional office park (Shea Center).

Applicant – Lex A. Cornwell, Siegfried Engineering, Inc.  
Owner – Robert M. Burke, Roseville Land Holdings, Inc.

**SUMMARY RECOMMENDATION**

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

- A.    Adopt three (3) findings of fact for the Tentative Subdivision Map; and
- B.    Approve the Tentative Subdivision Map subject to sixteen (16) 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. To date, no comments have been received from adjacent property owners.

**BACKGROUND**

The subject properties are located within the Shea Center at 500 Gibson Drive (Attachment 2). Parcel 42A of the North Central Roseville Specific Plan (NCRSP) is approximately 36.6 acres and consists of 11 lots ranging in size from 1.3 to 5.23 acres. On November 11, 2002 the Planning Commission approved a Major Project Permit (MPP) to allow construction of a 632,870 square foot professional office park consisting of ten (10), two and three story buildings with associated parking, landscaping and lighting. On January 22, 2004 the Planning Commission approved a MPP Modification to modify the approved site plan and building elevations for the Shea Center Roseville project. The proposed changes included reducing Building 10 from 50,490 square feet to 32,470 square feet and adding an 11<sup>th</sup> building for the Kaiser oncology center which is now constructed and open.

The current request is for a Tentative Subdivision Map to allow the buildings located at 508 & 532 Gibson Dr. (Buildings 7 and 10 - See Exhibit A) to be subdivided into a maximum of 99 individual office condominium units.

**SITE INFORMATION**

**Location:** 508 & 532 Gibson Drive, NCRSP Parcel 42A, APN 363-010-023

**Roseville Coalition Of Neighborhood Associations (RCONA):** This parcel is located within the Harding Neighborhood (32), which does not have an active neighborhood association. To date, the

Planning & Redevelopment Department has not received any inquires or comments regarding the project.

**Total Size:** 36.6 acres

**Topography:** The site slopes up from the east to a high point in the middle of the site and then down to the west. The entire site has been previously graded and a significant portion has been improved in accordance with the approved MPP.

**Adjacent Zoning and Land Use**

<b>Location</b>	<b>Zoning</b>	<b>General Plan Land Use</b>	<b>Current Use</b>
<b>Subject Property</b>	Business Professional/ Special Area-North Central Roseville Specific Plan (BP/SA-NC)	Business Professional (BP)	Shea Center
<b>North</b>	N/A	N/A	Highway 65
<b>South</b>	Attached Housing (R3)	High Density Residential (HDR 17.5 & 20)	The Reserves Condos & Venue at Galleria Condos
<b>East</b>	Community Commercial/Special Area-North Central (CC/SA-NC)	Business Professional/Community Commercial (BP/CC)	Vacant (Proposed Conference Center)
<b>West</b>	Open Space (OS) & R3	Open Space/Flood Area (OS/FA) & HDR 18.2	Open Space & The Terraces Apartments

**EVALUATION**

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the map in relation to each finding.

- The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Building 10 is 32,470 square feet and is located at 508 Gibson Drive on 2.64 acres. Building 7 is 50,070 square feet and is located at 532 Gibson Drive on 3.23 acres. The current request is to subdivide Buildings 7 and 10 into no more than 99 condominiums that can be sold to individual tenants. The proposed Subdivision Map will not affect the existing or planned development for the Shea Center. The configuration of airspace units will have a negligible impact on the density, use, circulation, and all other applicable policies. Additionally, the Map Act and Subdivision Ordinance do not contain any maximum or minimum lot/condo sizes, just as there are no restrictions on the number or size of lease spaces that may be created.

In accordance with the Conditions of Approval and the original MPP, a Business Owners Associations will be formed (Condition 3). The Business Owners Association will function much like a traditional Home Owners Association and will be the mechanism for ensuring that all common areas (landscape areas, drive aisles, parking lot, building, etc.) are maintained properly.

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

The Tentative Subdivision Map will create air-space lots and provide for individual office condominium units. During staff review of the Tentative Subdivision Map application, it was determined that the creation of up to ninety-nine (99) office condominium units will not create any impractical or unusable units. Lots 7 and 10 will be subdivided to suit the needs of the future property owners. For this reason the exact number of ultimate condominium offices created is unknown at this time.

- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan and NCRSP Environmental Impact Reports (EIR's). In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the development approved with the previous MPP. Approval of the Condominium Map will not increase the permitted development intensity beyond that approved with the MPP.

### **SUMMARY / CONCLUSION**

Based on the evaluation above, staff believes that the Planning Commission can make the required findings and approve the Tentative Subdivision Map.

### **ENVIRONMENTAL DETERMINATION**

The negative declaration that was prepared for the Shea Center Roseville, which included 508 and 532 Gibson Drive, indicated that the project does not have the potential, either individually or cumulatively, to have a significant effect on the environment. The proposed tentative subdivision map does not create any additional environmental impacts that were not already analyzed in the Initial Study as part of the Negative Declaration for the Shea Center, which was adopted on October 24, 2002.

### **RECOMMENDATION**

The Planning 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 Tentative Subdivision Map – 508 & 532 Gibson Drive – Shea Center Office Condos – File # SUB-000037.
- B. Approve the Tentative Subdivision Map - 508 & 532 Gibson Drive – Shea Center Office Condos – File # SUB-000037 with sixteen (16) conditions of approval.

### **CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP FILE # SUB-000037**

1. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
2. This map shall be valid for a period of two (2) years from this date and shall expire on **December 8, 2007**. 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 five years from **December 8, 2007**.  
(Planning)

3. Separate declaration of Conditions, Covenants and Restrictions (CC&Rs) for each parcel or condominium shall be approved by the City Attorney prior to recordation of the Final Map. The CC&Rs shall include the following items:
  - a) Creation of a Business Owners Association. (Attorney)
  - a) Business Owners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, hallways, and drive aisles. (Attorney)
  - b) The common areas provide reciprocal access, parking, and utilities (including drainage) for the mutual benefit of all condominium units.
  - c) Provisions for title to common areas to be held by the Business Owners Association for and on behalf of all owners of each condominium unit. (Attorney, Engineering, Fire, Environmental Utilities, Planning)
4. The applicant shall establish a Business Owners Association, which shall be billed by the City for water consumption. At the request of the City additional information will be required of the Business Owners Association on an ongoing basis. The Business Owners Association will be required to submit a copy of their annual statement to the City every year. If the Business Owners Association is in arrears on the water bill three months in a row, the Business Owners Association must give the City access to their books for auditing purposes. If the Business Owners Association should become inactive, each individual condominium owner must sign in separately for water service. A notice to this effect shall be placed in the CC&R's for the condominium project. (Environmental Utilities)
5. The Business Owners Associations (collectively) shall own and maintain the common area within Lots 7 & 10. (Planning)
6. The subdividing of this project shall not reduce the responsibilities of the owners of this project from maintaining all on-site fire systems including all common adjoining fire sprinkler-piping penetrations. If an owners association is formed, there shall be a clear language regarding maintenance and common easements agreement for service. A service company shall be obtained to maintain all on-site fire protection systems. (Fire)
7. A 10' wide P.U.E. centered on all existing and proposed electric facilities across parcels 7 and 10 need to be shown on the final map. (Electric).
8. In Accordance with Section 66427 of the Subdivision Map Act, the following shall be added to the face of the Final Map:
  - a) The Title of the project shall clearly state "An Office Condominium Project";
  - b) The number of approved condominium units is clearly displayed;
  - c) A separate information sheet shall be added to the final map that depicts each lot and business owners association, the footprint of each condominium building within each lot, and the number of units and unit number within each building; and

- d) All common land within each phase of the project shall be owned and maintained by the separate Business Owners Association. The Business Owners Association shall operate and maintain all common land for the owners of the units. (Engineering)
9. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
10. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
11. 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)
12. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
13. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
14. 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
15. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
16. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)

## **ATTACHMENTS**

1. Vicinity Map
2. Shea Center Original Site Plan (MPP 03-04)

## **EXHIBIT**

- A. Tentative Map

**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.