



CITY OF ROSEVILLE
PLANNING DEPARTMENT STAFF REPORT
PLANNING COMMISSION MEETING October 27, 2005
Prepared by: Tricia Stewart, Assistant Planner

ITEM IV-B: TENTATIVE SUBDIVISION MAP– 920, 950, 970, 990 RESERVE DRIVE – VINTAGE OAKS OFFICE PARK – FILE# SUB-000025

REQUEST

The applicant requests approval of a Tentative Subdivision Map to subdivide four buildings on 12.98 acres into 60 office condominium units within an approved office/warehouse project, consistent with the property's adopted land use and zoning.

Applicant – Surveyors Group, Inc. (Timothy G. Blair)
Owner – Pico Ranch, Inc. (Jeff Kraft)

SUMMARY RECOMMENDATION

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

- A. Adopt the three findings of fact for the Tentative Subdivision Map; and
- B. Approve the Tentative Subdivision Map subject to thirteen (13) conditions of approval

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed the recommendations and is in agreement with the conditions of approval.

BACKGROUND

The project site is located at 920, 950, 970, and 990 Reserve Drive (formerly 600 Diamond Oaks Road), which is located south of Roseville Parkway and west of Galleria Boulevard in the Infill Area (Attachment 1). In November 2001, the City Council approved a General Plan Amendment, Rezone, Development Agreement and Tentative Subdivision Map for 600 Diamond Oaks Road. The request for the Tentative Subdivision Map (SUBD 01-04) was to subdivide the 34.37 acre parcel into four (4) Light Industrial parcels, eleven (11) Business Professional parcels, forty-nine (49) single family residential lots, and two (2) wetland preservation parcels. In February 2002, the Design Committee approved the construction of fifteen (15) medical and professional office and warehouse buildings totaling 222,215 square feet for 600 Diamond Oaks Road (DRP 01-69).

The current request is for a Tentative Subdivision Map to allow four buildings totaling 156,000 square feet to be subdivided into sixty (60) individual condominium units as described below.

SITE INFORMATION

Location: 920, 950, 970, 990 Reserve Drive, Infill Area

Roseville Coalition Of Neighborhood Associations (RCONA): This parcel is located within the Harding Neighborhood Association Area (32), where the neighborhood association is no longer active.

Total Size: 12.98 acres

Topography: The four parcels have been approved, per a previous Design Review Permit, for the development of four office warehouses. Currently, two of the four buildings have been constructed.

Adjacent Zoning and Land Use

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Light Industrial, M1/DS	M1	Office Buildings
North	Community Commercial, CC/SA-NC	BP	Approved Fountains Project
East	General Industrial, M2	Transfer Station, TS	Green Acres Nursery
West	Business Professional, BP/DS	BP	Office Buildings

EVALUATION

As touched on in the background section, the construction of the office/warehouse buildings located at 920, 950, 970 and 990 was approved in February 2002. During the design review permit (DRP) process the site plan, grading, utilities, landscaping, building elevations and environmental impacts were thoroughly analyzed and conditioned as needed.

At this time, two of the four buildings have been constructed and the other two buildings are slated for construction in the near future. The four buildings will provide 156,000 square feet of office/warehouse or “flex” space. The requested entitlement for a Tentative Subdivision Map will allow the four buildings to be further subdivided into sixty (60) office condominium units. The buildings are proposed to be subdivided as follows:

Address	Building Square Footage	Number of Proposed Units
920 Reserve Drive	26,740	10 condominium units
950 Reserve Drive	20,340	8 condominium units
970 Reserve Drive	54,000	21 condominium units
990 Reserve Drive	54,000	21 condominium units

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.***

As noted above, a DRP was approved in February 2002 for this project. During the DRP process the project was analyzed for consistency with density, uses, circulation, open space systems, applicable policies, standards of the General Plan, the Community Design Guidelines and the Title 18 design standards. The project was deemed consistent with these standards and considered an appropriate use for the site.

- 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 the sixty (60) office condominium units will not create any impracticable or unusable units. It was determined, however, that in order to ensure that the project will be parked sufficiently that the minimum allowable condominium unit size for this project would be 1,000 square feet. As proposed the project will have a surplus of parking of 52 spaces based on 100 percent office use.

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 Environmental Impact Report (EIR). 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 units proposed by the Tentative Subdivision Map.

In accordance with the Conditions of Approval for the Tentative Subdivision Map and the original Design Review Permit, a Business Owners Association will be formed. 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.

ENVIRONMENTAL DETERMINATION

The Negative Declaration that was prepared for the Vintage Oaks Business Park indicated that the project does not have the potential, either individually or cumulatively, to have a significant effect on the environment. This 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 Vintage Oaks Business Park project, which was adopted on January 31, 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 - 920, 950, 970, 990 Reserve Drive (formerly 600 Diamond Oaks Road) – Vintage Oaks Office Park – File # SUB-000025.
- B. Approve the Tentative Subdivision Map – Tentative Subdivision Map - 920, 950, 970, 990 Reserve Drive (formerly 600 Diamond Oaks Road) – Vintage Oaks Office Park – File # SUB-000025 with the thirteen (13) conditions listed below.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP #SUB-000025

PRIOR TO RECORDATION OF THE TENTATIVE SUBDIVISION MAP

1. 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)

2. 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)
3. A 10 -foot wide Public Utilities Easement will be required centered on all high voltage electric runs.

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

4. The following easement shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) A 10-foot wide public utilities easement along all road frontages.
5. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
6. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)
7. 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, 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)
 - d) The Business Owners Associations (collectively) shall own and maintain Lots A & B as shown on the Vintage Oaks subdivision, recorded in Book Y of Map, Page 46 of Placer County Records.
 - e) A clause shall be included within the CC&R's that prohibits changes to any of the items required by the City unless approved by the City. (Attorney)
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 Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
10. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
11. 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)

OTHER CONDITIONS OF APPROVAL

12. 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, Finance)
13. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

ATTACHMENTS

1. Vicinity Map

EXHIBITS

- A. Vintage Oaks Office Park Tentative Map

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