



ITEM IV-B: TENTATIVE PARCEL MAP – 1098 MELODY LANE – MELODY HILLS OFFICE PARK
PARCEL MAP – 2006 PL-105 (FILE# SUB-000060)

REQUEST

The applicant requests approval of a Tentative Parcel Map for an office park to subdivide a single parcel into five (5) parcels.

Applicant – Surveyors Group, Inc.
 Property Owner – Owens Mortgage Investment

SUMMARY RECOMMENDATION

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

- A. Adopt the three findings of fact for approval of the Tentative Parcel Map; and
- B. Approve the Tentative Parcel Map subject to twenty-nine (29) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues.

BACKGROUND

The project site is located on the northwest corner of Melody Ln. and Dawnridge Rd., in the Infill area of the City. The property is zoned Planned Development (PD64 – Low Traffic C-2) and has a land use designation of Community Commercial. Melody Hills Office Park was approved by the Planning Commission on July 12, 1979 (UP 80-23). The subject property is 1.43 acres and currently has five professional office buildings on site. The applicant requests approval of a Parcel Map to divide the 1.43-acre parcel into five parcels, four parcels for the buildings and a common parcel.

ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS

Location	Current Use	General Plan Land Use Designation	Zoning
Subject Property	Office Building	Community Commercial (CC)	Planned Development (PD64 – Low Traffic C-2)
North:	Retail	Community Commercial (CC)	Planned Development (PD205 – Low Traffic Office and Warehouse)
South:	Office Building	Community Commercial (CC)	Planned Development (PD64 – Low Traffic C-2)
East:	I-80/Riverside Ave.	I-80/Riverside Ave.	I-80/Riverside Ave.
West:	Residential	Low Density Residential (LDR4.5)	Single Family Residential (R1)

EVALUATION AND FINDINGS

The applicant requests approval of a Tentative Parcel Map to create five separate parcels from a single parcel at 1098 Melody Lane. The Melody Hills Office Park is a corner lot and the proposed Tentative Parcel Map would result in five lots, four of which will be approximately the size and shape of the buildings and one common parcel for parking and access. According to the applicant, there are no plans to further develop or to make improvements to the Melody Hills Office Park.

The proposed Tentative Parcel Map only allows for the division of land and does not authorize any improvements to the land. As part of the review process, various City departments have reviewed the request and have placed conditions of approval on the project, which are listed in the conditions of approval section of the staff report.

Section 18.06.180 of the City of Roseville Municipal Code (Subdivision Ordinance) requires that three findings be made to approve or conditionally approve a Tentative Parcel Map. The three findings are listed below in ***bold italic text*** and are followed by an evaluation of the Tentative Parcel Map in relation to each finding.

1. ***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 or any applicable Specific Plan for the area, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Parcel size design, configuration, location, orientation and character: The applicant proposes to subdivide the 1.43-acre property into five parcels: Parcel 1 at 0.06 acres, Parcel 2 at 0.15 acres, Parcel 3 at 0.09 acres, Parcel 4 at 0.08 acres, and Parcel 5 (common area) at 1.09 acres (See Exhibit A). As proposed, Parcels 1 through 4 will be approximately the size and shape of the buildings, all parcels will have one building with the exception of Parcel 2 which will have two buildings. Parcel 5 will be a common parcel for access and parking. The General Plan and Zoning Ordinance do not establish minimum lot sizes for parcels with a commercial or office use. Instead, the City reviews tentative parcel maps on a case-by-case basis to ensure that the parcels are of adequate size for development. Since the proposed map conforms to the existing development, and the applicant has no plans to further develop or improve the site, Staff believes the parcels are of adequate size for development.

Grading: There are no plans for grading for this project.

Access & Circulation: Melody Hills Office Park has 59 parking spaces and vehicular access from both Melody Ln. and Dawnridge Rd. The proposed Tentative Parcel Map will not change access and circulation from the current configuration. (Exhibit A)

Improvements: No improvements are planned for this project.

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.***

Currently, there are five professional office buildings located at 1098 Melody Ln. The Tentative Parcel Map, as proposed, is adequate to maintain the existing structures on the subject property. Therefore, the subdivision will result in lots that can support office development.

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.*

Existing water quality impacts and discharge of waste will not be changed by the proposed Tentative Parcel Map. 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 existing development on the parcels proposed by the Tentative Map.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), per Guidelines Section 15315 pertaining to minor land divisions 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 findings of fact as listed in the staff report for the Tentative Parcel Map – 1098 Melody Ln. – Melody Hills Office Park – Project # 2006 PL-105 (File # SUB-000060); and
- B. Approve the Tentative Parcel Map subject to twenty-nine (29) conditions of approval – 1098 Melody Ln. – Melody Hills Office Park – Project # 2006 PL-105 (File # SUB-000060).

CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP #SUB-000060

- 1. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning & Redevelopment)
- 2. This map shall be valid for a period of two (2) years from this date and shall expire on **September 14, 2008**. 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 five (5) years from **September 14, 2008**. (Planning & Redevelopment)
- 3. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. (Attorney)
- 4. The approval of a Tentative Parcel 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)
- 5. 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)

6. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
7. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
8. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)
9. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. Prior to plan approval a site inspection will be performed by Engineering to designate the exact areas to be reconstructed. (Engineering)
10. A "Case C" pedestrian curb ramp shall be installed at the corner of Melody Lane and Dawnridge Road and the existing pedestrian ramps located at the Melody Lane driveway shall be retrofitted with truncated domes. (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. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
14. The location and design of the gas service shall be determined by PG&E. The design of 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)
15. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
16. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
17. 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)
18. 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)
19. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
20. 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)

21. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
22. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
23. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction.” (Electric)
24. 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)
25. 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)
26. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
27. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
28. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
29. 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 shall 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. Non emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

ATTACHMENTS

1. Vicinity Map

EXHIBITS

- A. Tentative Parcel 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.