



**ITEM IV-D: TENTATIVE SUBDIVISION MAP – 10000 FOOTHILLS BOULEVARD – BLUE OAKS PLAZA – FILE# 2006PL-194 (PROJECT# SUB-000080)**

**REQUEST**

The applicant requests approval of a Tentative Subdivision Map to create two retail parcels and 17 office/medical parcels within the Blue Oaks Plaza and to create eight “for-sale” office condominiums within three of the office/medical buildings on three parcels within the Blue Oaks Plaza.

Applicant – Greg Bardini, Morton & Pitalo, Inc.  
Owner – Tim Gagnier, Blue Oaks Plaza, LLC

**SUMMARY RECOMMENDATION**

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

- A. Adopt the three (3) findings of fact for the Tentative Subdivision Map;
- B. Approve the Tentative Subdivision Map with thirteen (13) 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.

**BACKGROUND**

The project site is located at 10000 Foothills Boulevard, which is northwest of the Foothills Boulevard and Blue Oaks Boulevard intersection within the North Industrial Planning Area (NIPA) of the City (see Attachment 1). The project site is approximately 11.9 acres, is currently vacant and has a zoning and land use designation of Community Commercial.

On October 19, 2006 the Design Committee approved a Design Review Permit for the Blue Oaks Plaza project, which consists of two single-story commercial retail buildings, seven general office buildings, ten medical office buildings, landscaping, parking and associated site improvements. The project is currently in plan check for grading and building permits.

**SITE INFORMATION**

**Location:** 10000 Foothills Boulevard, APN 017-250-050-000

**Roseville Coalition Of Neighborhood Associations (RCONA):** This parcel is located in the Industrial Area East Neighborhood Association (RCONA #38) that is currently inactive. No comments have been received regarding this application.

**Total Size:** Approximately 11.9 acres

**Site Access:** The site has access from four existing shared driveways off of Blue Oaks Boulevard and Foothills Boulevard. The eastern driveway on Blue Oaks Boulevard (Driveway 1) will be shared with the Mourier office building and Blue Oaks Mini Storage. The western driveway on Blue Oaks Boulevard

(Driveway 2) and the southern driveway on Foothills Boulevard (Driveway 4) will be shared with McDonald's / Chevron. The northern driveway on Foothills Boulevard (Driveway 3) will be shared with the Blue Oaks Mini Storage.

**Topography:** The site is characterized by gently rolling topography and annual grasses. The site does not contain any native oak trees. A tributary to the Pleasant Grove Creek is located along the northern property boundary of the subject parcel within an open space easement. The Blue Oaks Plaza development required 6900 cubic yards of cut and 14,500 cubic yards of fill resulting in an 7,600 cubic yards of imported material. No additional alterations to the site are proposed with the subdivision.

**ADJACENT ZONING AND LAND USE**

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Community Commercial (CC)	Community Commercial (CC)	Vacant
North	Light Industrial (M1)	Light Industrial (LI)	Various Industrial Uses
South	CC & Blue Oaks Boulevard	Light Industrial (LI)	McChevron / Vacant – Hewlett Packard property
East	Foothills Boulevard / Light Industrial (M1) beyond	NA / Light Industrial (LI) beyond	CEMO Business Park
West	Light Industrial (M1)	Light Industrial (LI)	Blue Oaks Mini Storage

The proposed project is consistent with the land uses contemplated by the City's General Plan and the Zoning Ordinance.

**EVALUATION AND FINDINGS**

The current request is to subdivide the approximately 11.9 acre parcel into 19 parcels and to create eight "for-sale" office condominiums within three of the office/medical buildings (Exhibits A, B and C). No changes to the exterior of the approved buildings or site alterations are proposed with this request.

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 Map. The three findings are listed below in *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.***

The request is to subdivide the Blue Oaks Plaza into 19 parcels, three of which will include eight "for-sale" office condominiums, as follows:

Parcel	Acres	Condominium Unit	Square Footage
B	1.17		
C	1.31		
D	0.40		
E	0.50		
F	0.42	Unit F1, Unit F2	Approx. 2,112 per unit
G	0.32		
H	0.40		
I	0.51		

Parcel	Acres	Condominium Unit	Square Footage
J	0.52		
K	0.79		
L	0.84		
M	0.46		
N	0.64		
O	0.48	Unit O1, Unit O2, Unit O3, Unit O4	Approx. 1,625 per unit
P	0.45	Unit P1, Unit P2	Approx. 3,000 per unit
Q	0.49		
R	0.52		
S	1.16		
T	0.53		

The proposed Subdivision Map will not alter the design or layout of the approved Blue Oaks Plaza development. The 19 parcels will be configured so that each building is on a separate parcel. The subdivision map will include access and utility easements to connect each parcel to Blue Oaks Boulevard and Foothills Boulevard.

Parcels F, O and P will be further subdivided into eight (total) office condominiums within the buildings on each respective parcel. The condominiums will not increase the permitted density or use. The creation of the condominiums will not affect the project's compliance with the applicable City of Roseville policies, standards and guidelines.

Staff has included Condition #9 to ensure that a Business Owners Associations will be formed. The Business Owners Association will function much like a traditional Home Owners Association and will be the mechanism for ensuring that the conditions of approval for the approved project are adhered to and 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 Map Act and Subdivision Ordinance do not establish minimum lot/condo sizes for parcels in the CC zone district. Instead, the City reviews tentative maps on a case-by-case basis to ensure that the parcels are of adequate size for development. The proposed parcel configuration is consistent with the development pattern approved for the Blue Oaks Plaza project. Planning and Engineering staff have determined that the design, layout, configuration and size of the proposed lots are adequate to accommodate the approved development. There are no watercourses, other natural features, or unique topography on the site that would preclude development of the proposed lots.

- 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 that anticipated by the General Plan EIR. In addition, the design of sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the approved development on the parcels proposed with the Tentative Map.

## **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**

Environmental impacts of this project were addressed with the Initial Study and Mitigated Negative Declaration for the Blue Oaks Plaza project, State Clearing House Number 2006092094, which was adopted by the Design Committee on October 19, 2006. The project is consistent with the Blue Oaks Plaza Initial Study and Mitigated Negative Declaration. No further environment review is required.

## **RECOMMENDATION**

The Planning & Redevelopment 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 – 10000 Foothills Boulevard – Blue Oaks Plaza – Project # 2006PL-194 (File # SUB-000080).
- B. Approve the Tentative Subdivision Map 10000 Foothills Boulevard – Blue Oaks Plaza – Project # 2006PL-194 (File # SUB-000080) with 13 conditions of approval.

## **CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP FILE# 2006PL-194 (PROJECT# SUBD-000080 )**

1. The project is approved as shown in Exhibits A, B and C, 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 **January 11, 2009**. 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 **January 11, 2009**. (Planning)
3. 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)
4. 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)
5. The subdividing of this project shall not reduce the responsibilities of each owners of this project from maintaining all on-site fire systems including all common adjoining fire sprinkler-piping penetrations and all on-site fire mains and private hydrants. A common easement agreement shall be written and approved by all owners. 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)

## **PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP**

6. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:

- a) A 25' foot wide public utilities easement along Blue Oaks Boulevard and along Foothills Boulevard to install and maintain future electric facilities; (Engineering, Electric, Environmental Utilities)
- b) A blanket easement (minus the building footprints) for future electrical distribution facilities to be installed. (Electric)

Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

- 7. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 8. 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)
- 9. 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. The CC&Rs shall include the following item(s):
  - a) Creation of a Business Owners Association. (Attorney)
  - b) Business Owners Association shall be responsible for maintenance of all common areas including landscaping, hallways, parking areas, and drive aisles. (Attorney)
  - c) The common areas provide reciprocal access, parking and utilities (including drainage) for the mutual benefit of all condominium units.
  - d) 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)
  - 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)
  - f) The applicant shall establish a Condo Association which shall be billed by the City for water consumption. At the request of the City additional information will be required of the Condo Association on an ongoing basis. The Condo Association will be required to submit a copy of their annual statement to the City every year. If the Condo Association is in arrears on the water bill three months in a row, the Condo Association must give the City access to their books for auditing purposes. If the Condo Association should become inactive, each individual condo 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. (Planning, Environmental Utilities)
- 10. In Accordance to 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 shall be 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;
  - d) All common land within each phase of the project shall be owned and maintained by the Business Owners Associations. The Business Owners Association shall operate and maintain all common land for the owners of the units. (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)
  - 12. Each created parcel shall have its own water and sewer services. (Environmental Utilities)
  - 13. Property owners within this subdivision shall participate in a Transportation Systems Management (TSM) Plan and shall enter into a Transportation Management Agreement with the City of Roseville.

#### **ATTACHMENTS**

- 1. Vicinity Map

#### **EXHIBIT**

- A. Tentative Subdivision Map (with easements)
- B. Tentative Subdivision Map (with utilities)
- C. Tentative Condominium 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.