

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING January 25, 2007

Prepared by: Ron Miller, Assistant Planner

ITEM IV-B: TENTATIVE SUBDIVISION MAP – 1221 PLEASANT GROVE BOULEVARD – NWRSP PCL 19 OFFICE CONDOMINIUMS – FILE# 2006PL-139 (SUB-000068)

REQUEST

The applicant requests approval of a Tentative Subdivision Map to create four "for sale" office condominiums and two common areas within an existing building. The proposed condominiums range in size from 1,892 square feet to 2,451 square feet.

Applicant – Bellecci & Associates, Inc. – Charles Capp Owner – Pleasant Grove Professional Center, LLC – Timothy Gagnier

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; and
- B. Approve the Tentative Subdivision Map subject to fourteen (14) 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 subject property is within the Pleasant Grove Professional Center located on the south side of Pleasant Grove Boulevard, between Foothills and Washington Boulevards on Parcel 19 of the Northwest Roseville Specific Plan. On February 26, 2004, the Planning Commission approved a Tentative Subdivision Map (SUBD 03-12) to subdivide the 7.95 acre parcel (Parcel 19) into ten separate lots. The Commission also approved a Design Review Permit (DRP 03-64) to construct ten buildings (one per lot) totaling 73,616 square feet, which included construction of the 8,802 square foot office building on the project site (Attachment 1). The project site is approximately 37,230 square feet (.86 acres), and is zoned Business Professional with a Land Use Designation of Business Professional.

SITE INFORMATION

Location: 1221 Pleasant Grove Boulevard, NWRSP Parcel 19, APN 017-410-055

Roseville Coalition Of Neighborhood Associations (RCONA): This parcel is located within the Kaseberg Neighborhood Association (#23), which is currently inactive. Staff mailed an informational notice to the only remaining contact person on the Kaseberg NA roster on September 20, 2006. To date, the Planning & Redevelopment Department has not received any inquires or comments regarding the project.

Total Size: .86 acres

Topography: Site grading was approved with the original Design Review Permit. The site is partially developed and fully graded. This request will not result in any changes to the site.

Adjacent Zoning and Land Use

Location	Zoning	General Plan Land Use	Current Use
Subject Property	Business Professional/ Special Area- Northwest Roseville Specific Plan (BP/SA-NW)	Business Professional (BP)	Office Building
North	Light Industrial (M1)	Light Industrial (LI)	NEC
South	(BP/SA-NW)	(BP)	Office Building
East	(BP/SA-NW)	(BP)	Office Building
West	(BP/SA-NW)	(BP)	Office Building

EVALUATION

The current request is for a Tentative Subdivision Map to subdivide the existing building located at 1221 Pleasant Grove Boulevard into four (4) office condominium units and two (2) common areas. No changes to the approved buildings or site improvements are proposed with this request. The proposed subdivision of the building is as follows:

Suite	Square Footage
Suite A	2,004 Usable Square Footage (USF)
Suite B	2,451 USF
Suite C	1,892 USF
Suite D	1,898 USF
Common Areas	696 SF

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.

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 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 building into four condominiums that can be sold to individual tenants. Two common areas will also be established. The proposed Subdivision Map will not affect the existing development. 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.

Staff has added Condition 4 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 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 four office condominium units and associated common areas will not create any impractical or unusable units.

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 SERSP 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 has adequate conveyance and capacity to accommodate the approved development. Approval of the Condominium Map will not increase the development intensity beyond that approved with the original Design Review Permit.

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 project is categorically exempt form the provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15315 pertaining to minor land divisions and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

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 1221 Pleasant Grove Boulevard – NWRSP PCL 19 Office Condominiums – Project# 2006PL-139 (File# SUB-000068).
- B. Approve the Tentative Subdivision Map 1221 Pleasant Grove Boulevard NWRSP PCL 19 Office Condominiums Project# 2006PL-139 (File# SUB-000068).

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP FILE # SUB-000068

- 1. The project is approved as shown in Exhibit A, and 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 **January 25**, **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 25**, **2009**. (Planning)
- 3. The building occupancy group and classification shall not change from its originally permitted use. (Building)

- 4. A declaration of Conditions, Covenants and Restrictions (CC&Rs) for each parcel or condominium conversion 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)
 - b) Business Owners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, hallways, and drive aisles. (Attorney)
 - c) The common areas provide reciprocal access, parking, and utilities (including drainage) for the mutual benefit of all condominium units. (Attorney, Engineering, Fire, Environmental Utilities, Planning)
 - 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&Rs that prohibits changes to any of the items required by the City unless approved by the City. (Attorney)
 - f) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville. (Attorney, Transportation)
- 5. The applicant shall establish a Business Owner's 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 Owner's Association on an ongoing basis. The Business Owner's Association will be required to submit a copy of their annual statement to the City every year. If the Business Owner's Association is in arrears on the water bill three months in a row, the Business Owner's Association must give the City access to their books for auditing purposes. If the Business Owner's 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. (Attorney, Environmental Utilities)
- 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 and all on-site fire mains and hydrants. 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. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 8. The approval of a Tentative Map and/or tentative site plan does not constitute approval of the construction of any improvements. (Engineering)
- 9. 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)
- 10. 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)
- 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. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 13. 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)
- 14. Exterior walls and openings shall be protected as required by Table 5A with regard to building location to property lines. Or must have a recorded restrictive covenant to ensure that the shared space will remain open and unoccupied so long as it is required by the Building Code.

ATTACHMENT

1. Vicinity Map

EXHIBIT

A. Tentative Map

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