

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING January 11, 2007

Prepared by: Gina La Torra, Associate Planner

ITEM IV-C: TENTATIVE SUBDIVISION MAP - 1382 BLUE OAKS BOULEVARD - BLUE OAKS PROFESSIONAL CENTER - FILE# 2006PL-168 (PROJECT# SUB-000075)

REQUEST

The applicant requests approval of a Tentative Subdivision Map to create eight "for-sale" office condominiums ranging in size from 2,068 square feet to 2,780 square feet within the two-story Blue Oaks Professional Center building.

Applicant – Ashley Singh, Bellecci & Associates, LLC Owner – James T. Williams, Blue Oaks Investors, 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 twenty six (26) 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 1382 Blue Oaks Boulevard in the CEMO Business Park, which is northeast of the Foothills Boulevard and Blue Oaks Boulevard intersection in the North Industrial Planning Area (NIPA). The project site is bordered by the CEMO Business Park to the north, the Union 76 fuel station to the west, Blue Oaks Boulevard to the south, and the CEMO Business Park to the east (see Attachment 1). The subject property is currently vacant and has a zoning and land use designation of Light Industrial.

On October 20, 2005 the Design Committee approved a Design Review Permit (DRP 05-24) for development of the site with a two-story office building totaling 22,850 square feet, associated parking, lighting and landscaping. The office building is currently under construction and has been named the Blue Oaks Professional Center.

SITE INFORMATION

Location: 1382 Blue Oaks Boulevard, APN 017-250-045-000

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 1.38 acres

Site Access: There are three existing driveways located on Foothills Boulevard and Blue Oaks Boulevard that provide access to the CEMO Business Park and will provide access to the project.

Topography: Site improvements were previously approved with the Design Review Permit (DRP 05-24) for this project; the current request will not result in any changes to the approved plans.

ADJACENT ZONING AND LAND USE

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Light Industrial (M1)	Light Industrial (LI)	Blue Oaks Professional Center
North	Light Industrial (M1)	Light Industrial (LI)	CEMO Business Park
South	Light Industrial (M1)	Light Industrial (LI)	Valero Fuel Station/Business Park
East	Light Industrial (M1)	Light Industrial (LI)	CEMO Business Park
West	Light Industrial (M1)	Light Industrial (LI)	Union 76 Fuel Station

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 for a Tentative Subdivision Map to subdivide the 22,850 square foot building (Blue Oaks Professional Center), into eight office condominium units. No changes to the exterior of the approved building or site improvements are proposed with this request. The proposed subdivision of the building is as follows:

<u>Suite</u>	Square Footage
Suite 110	2,726 Usable Square Footage (USF)
Suite 111	2,072 USF
Suite 112	2,432 USF
Suite 113	2,473 USF
Suite 210	2,425 USF
Suite 211	2,068 USF
Suite 212	2,780 USF
Suite 213	2,438 USF

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.

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 Blue Oaks Professional Center building into eight condominiums that can be sold to individual tenants. The proposed Subdivision Map will not affect the approved 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 included Condition #19 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.

 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. The eight office condominiums will be of adequate size for the 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 approval of the Condominium Map will not increase the development intensity beyond that approved with the original Design Review Permit (DRP). The Initial Study for the original DRP determined that the project would have a Less Than Significant impact on the water quality standards and would not violate the requirements for waste discharge. Since the subdivision would not increase density, the project will still adhere to the requirements for discharge of waste into the sewage system.

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 from the provisions of the California Environmental Quality Act (CEQA) Guidelines per 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 stated in the staff report for the Tentative Subdivision Map 1382 Blue Oaks Boulevard – NIPA Blue Oaks Professional Center – File# 2006PL-168 (Project# SUB-000075).
- B. Approve the Tentative Subdivision Map 1382 Blue Oaks Boulevard NIPA Blue Oaks Professional Center File # 2006PL-168 (Project # SUB-000075) with 26 conditions of approval.

<u>CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP PROJECT# SUBD-000075</u> (FILE# 2006PL-168)

- 1. The project is approved as shown in Exhibits A & B 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. Common easements agreement between owners shall be maintained in accordance with the fire conditions noted. (Fire)
- 4. 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)
- 5. 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)
- 6. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes
 - c) Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions
 - d) All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
- 7. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1000 feet on center. (Fire)
- 8. Minimum fire flow is 3,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
- 9. 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. If an 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)
- 10. 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)
- 11. 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)
- 12. 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)

- 13. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - one (1) set of improvement plans
 - load calculations
 - electrical panel one-line drawings
- 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)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

- 16. 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 35' foot wide public utilities easement along all road frontages;
 - b) Water, sewer, and reclaimed water easements; and,

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

- 17. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 18. 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)
- 19. 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)

- 20. 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;
 - d) All common land within each phase of the project shall be owned and maintained by the separate Business Owners Associations The Business Owners Association shall operate and maintain all common land for the owners of the units. (Engineering)
- 21. 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)
- 22. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
- 23. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 24. 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)
- 25. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 26. 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)

ATTACHMENTS

- Vicinity Map
- 2. CEMO Business Park Parcel Map

EXHIBIT

- A. Tentative Subdivision Map
- B. Condominium Plan

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.