

ITEM IV-B: MAJOR PROJECT PERMIT EXTENSION (STAGE 1) – BLUE OAKS COMMERCE CENTER - 8950 INDUSTRIAL AVENUE - FILE # 2007PL-039 (MPP-000037)

REQUEST

The applicant requests approval of a two (2) year extension of the Major Project Permit (MPP) Stage 1 that was originally approved May 27, 2010 under the permit MPP-000013.

Applicant – VLMK Consulting Engineers
Property Owner – Harsch Investment Properties

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Major Project Permit Extension; and
- B. Approve the Major Project Permit Extension subject to three (3) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this project.

BACKGROUND

On May 27, 2010, the Planning Commission approved a Major Project Permit (MPP) Stage 1 (MPP-000013) allowing the development of 49.4 acres with 17 buildings totaling 575,505 square feet, providing a mix of office, industrial and commercial uses and frontage improvements to Blue Oaks Boulevard, Industrial Avenue, and Washington Boulevard. The Planning Commission also approved a Tentative Subdivision Map to subdivide the subject parcel into eight parcels. The applicant has yet to submit for the Major Project Permit Stage 2 entitlement, which is required before the building permit or improvement plan submittals (Stage 3).

Per Assembly Bill 208, the Tentative Subdivision Map entitlement was automatically extended for two years with a new expiration date of May 27, 2014. Due to the continued downturn in the office market, the applicant seeks a two year extension of the MPP Stage 1 to keep the Major Project Permit current with the map. The MPP section of the Zoning Ordinance (Section 19.82.020.B.5) requires MPP extensions to be reviewed and approved by the Planning Commission.

EVALUATION

Section 19.78.060.D of the City of Roseville Zoning Ordinance requires that two findings be made to approve a MPP Extension. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

1. ***The proposed development is in compliance with all standards in effect as of the date of application for the extension, or there is no public benefit to the imposition of current standards comparable to the cost of imposing them.***

The Planning Department has forwarded the request to City Departments for consideration. The reviewing parties have not identified any new standards that should be applied to this project with the exception of the Alternative Transportation Division. As noted in Condition 3, new building codes went into effect as of January 1, 2011. The amount and details of bicycle parking for the project are now identified in the new building code (aka Green Building Code). The Green Building Code bicycle parking requirements replace the requirements previously found in the Zoning Ordinance. The project was already conditioned to require compliance with the current codes at time of building permit submittal, so no other changes to the conditions of approval are necessary. Therefore, when the applicant is ready to pursue construction they will be required to submit for building permits that comply with the current code.

- 2. *No change has occurred in the circumstances or in the factual basis on which the approval was made since the date of original approval that results in the inability to make findings of approval for the extension consistent with those originally made.***

With the exception of the new building codes in place as described above, the Planning Department has not identified any circumstances that have changed which affect the project.

PUBLIC OUTREACH

The property is located with the Industrial Area East neighborhood association, which does not have an active association. Notification of the Planning Commission public hearing was therefore just sent to the standard 300-foot radius. At the time that this staff report was prepared, Staff had not received any inquiries or comments from interested parties.

ENVIRONMENTAL DETERMINATION

An Initial Study and Mitigated Negative Declaration were prepared for the Blue Oaks Commerce Center project, which was adopted by the Planning Commission on May 27, 2010. The Planning Director has determined that the proposed extension is in substantial conformance with the previously approved project and will not result in any new environmental impacts. Therefore, no further environmental review is required. The adopted Mitigated Negative Declaration is available for review in the Planning Department located at 311 Vernon Street during normal business hours.

RECOMMENDATIONS

The Planning Department recommends that the Planning Commission take the following actions (A-B):

- A. Adopt the two (2) findings of fact for the MAJOR PROJECT PERMIT EXTENSION (STAGE 1) - Blue Oaks Commerce Center – 8950 Industrial Avenue - FILE # 2007PL-039 (MPP-000037) as stated in the staff report; and
- B. Approve the MAJOR PROJECT PERMIT EXTENSION (STAGE 1) Blue Oaks Commerce Center – 8950 Industrial Avenue - FILE # 2007PL-039 (MPP-000037) subject to the three (3) conditions of approval listed below.

CONDITONS OF APPROVAL MAJOR PROJECT PERMIT EXTENSION (STAGE 1) (MPP-000037)

- 1. This Major Project Permit approval shall expire on **May 27, 2014**, unless effectuated or extended.
(Planning)

2. The project shall comply with all originally approved conditions of approval for 2007PL-039 (MPP-000013) except as modified by the conditions below. (All Departments)
3. Existing bike parking Condition #66 shall be replaced by the following:
The total number of bike parking spaces provided on site shall meet the current requirements of the California Green Building Standards Code and the Roseville Municipal Code. (Alternative Transportation)

ATTACHMENTS

1. MPP Stage 1 Conditions of Approval (MPP-000013)
2. Approved Site 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 & Redevelopment Director at, or prior to, the public hearing.