

**ITEM IV-B: MAJOR PROJECT PERMIT EXTENSION (STAGE 1) – BLUE OAKS COMMERCE CENTER - 8950 INDUSTRIAL AVENUE - FILE # PL14-0324**

**REQUEST**

The applicant requests approval of a two (2) year extension of the Major Project Permit (MPP) Stage 1 entitlement that permitted the development of 49.4 acres with 17 buildings totaling 575,505 square feet, providing a mix of office, industrial and commercial uses as well as frontage improvements to Blue Oaks Boulevard, Industrial Avenue, and Washington Boulevard.

Applicant – VLMK Consulting Engineers  
Property Owner – Harsch Investment Properties

**SUMMARY RECOMMENDATION**

The Planning Division 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. Detailed information on the project is provided in the May 27, 2010 Planning Commission staff report (Attachment 1). The applicant has yet to submit for the Major Project Permit Stage 2 entitlement, which is required before building permit or improvement plan submittals (Stage 3). The Final Map is in the process of being recorded.

The MPP Stage 1 approval would have expired on May 27, 2012. Prior to expiration of the entitlement, the applicant requested, and was granted, approval of a two year extension of the MPP Stage 1 approval. The revised expiration date was May 27, 2014. The applicant has been considering modifications to the project and was unable to complete the plans in sufficient time to effectuate the permit. The applicant therefore submitted the current request to extend the MPP Stage 1 approval for another two years. The request for extension was reviewed by City Departments and notice of the request was provided to outside agencies that previously reviewed the project. Comments on the MPP extension request are discussed in the Evaluation section of this report. The MPP section of the Zoning Ordinance (Section 19.82.020.B.5) requires MPP extensions be reviewed and approved by the Planning Commission.

**EVALUATION**

Section 19.78.060.D and 19.82.030.B5 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 Division 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. Bicycle parking requirements for the project are now identified in the new building code (aka. Green Building Code). The Green Building Code bicycle parking requirements replace those 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 Division has not identified any change in circumstances that affect the project.

## **PUBLIC OUTREACH**

The property is located within the Industrial Area East neighborhood association, which does not have an active association. Notification of the Planning Commission public hearing was therefore sent to the standard 300-foot radius. At the time 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 Manager 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 Division 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 # PL14-0324 as stated in the staff report; and

- B. Approve the MAJOR PROJECT PERMIT EXTENSION (STAGE 1) Blue Oaks Commerce Center – 8950 Industrial Avenue - FILE # PL14-0324 subject to the three (3) conditions of approval listed below.

**CONDITONS OF APPROVAL MAJOR PROJECT PERMIT EXTENSION (STAGE 1) PL14-0324**

1. This Major Project Permit approval shall expire on **May 27, 2016**, 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. 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. May 27, 2010, Planning Commission Staff Report and Conditions of Approval for MPP-000013
2. Approved Site Plan

**Note to Applicant and/or Developer:** Please contact the Planning Division 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 Manager at, or prior to, the public hearing.