



PLANNING & REDEVELOPMENT  
311 Vernon Street  
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**AGENDA**  
**PLANNING COMMISSION MEETING**  
**FEBRUARY 12, 2009**  
**7:00 PM - 311 VERNON STREET - CITY COUNCIL CHAMBERS**

**PLANNING COMMISSIONERS:**

Don Brewer, Chair  
Robert Dugan, Vice-Chair  
Sam Cannon  
Gordon Hinkle  
Kim Hoskinson  
Audrey Huisling  
David Larson

**STAFF:**

Paul Richardson, Director, Planning & Redevelopment  
Kevin Payne, Assistant Director, Planning & RDA  
Chris Burrows, Senior Planner  
Steve Lindbeck, Project Planner  
Gina La Torra, Associate Planner  
Chris Kraft, Engineering Manager  
Bob Schmitt, Assistant City Attorney  
Carmen Bertola, Recording Secretary

**I. ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

**III. ORAL COMMUNICATIONS**

Note: Those addressing the Planning Commission on any item or under Oral Communications are limited to five (5) minutes, unless extended by the Chair. Comments from the audience without coming to the podium will be disregarded. Please address all comments/questions to the Chair, not to staff members.

**IV. CONSENT CALENDAR**

The consent calendar consists of routine items that are to be considered upon one motion for approval as recommended in the staff reports. However, since each routine item requires a public hearing, each and every one may be considered separately upon requests by the audience, the Planning Commission or the staff. Any item removed will be considered following old business.

**A. MINUTES OF JANUARY 22, 2009.**

**V. OLD BUSINESS**

**A. GENERAL PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, AND DEVELOPMENT AGREEMENT AMENDMENT – 2000 WESTSIDE DR. –WRSP WESTPARK PHASE 3 & 4 – FILE #2005PL-160; PROJECT #'S GPA-000020, SPA-000013, RZ-000025, SUB-000044, & DA-000022.** The applicant requests approval of a General Plan Amendment for Westpark Phase 3 & 4 to position commercial and high density residential sites adjacent to a school and park, and relocate other land uses within the development area; a Specific Plan Amendment for the same revisions; a Rezone to conform with the revised land use plan; a Large Lot Tentative Subdivision Map to create parcels consistent with the revised land use plan; and a Development Agreement Amendment to modify the existing Westpark Development Agreement to be consistent with the revised land use plan and add sections related to fees. Applicant: Rick Jordan, PL Roseville. (Lindbeck) **(THIS ITEM WAS ORIGINALLY HEARD ON AUGUST 14, 2008 AND AUGUST 28, 2008 AND WAS CONTINUED OFF-CALENDAR.)**

## **VI. NEW BUSINESS**

- A. DOWNTOWN ROSEVILLE SPECIFIC PLAN PRESENTATION AND PUBLIC HEARING – FILE #2006PL-173; PROJECT #GPA-000027; RZ-000036; OA-000021; SPA-000019; TP-000113.** The proposed project is the Downtown Roseville Specific Plan located in a 176-acre area comprised of the existing Historic Old Town, Vernon Street Civic Core, and Royer and Saugstad Park. The proposed project area encompasses an infill area completely surrounded by built-out neighborhoods and the Union Pacific Railyard. The Plan would establish the appropriate distribution, mix, intensity, physical form, and functional relationships of land uses in the Downtown area to encourage and facilitate infill development, mixed-use, pedestrian scale, urban amenities, transit use, creative design, and general revitalization of the Downtown area. In addition, the Plan establishes policies for pedestrian movement, alternative transportation facilities, transit routes, vehicle traffic, and parking within the Downtown area. Lastly, the Plan would implement improvements related to connectivity, place making, and creek restoration and flood conveyance identified in the Royer/Saugstad Park Master Plan. Actions necessary to approve the project include: a General Plan Amendment; Specific Plan Amendment; Rezone; Zoning Ordinance Amendment; Sign Ordinance Amendment; Noise Ordinance Amendment; Community Design Guidelines Amendment; and Tree Permit. (Payne, La Torra)

## **VII. REPORTS/COMMISSION/STAFF**

## **VIII. ADJOURNMENT**

- Notes:
- (1) The applicant or applicant's representative must be present at the hearing.
  - (2) Complete Agenda packets are available for review at the main library or in the Planning Department.
  - (3) All items acted on by the Planning Commission may be appealed to the City Council.
  - (4) No new items will be heard after 10:00 p.m.
  - (5) No smoking permitted in Council Chambers.
  - (6) All public meetings are broadcast live on Roseville COMCAST Cable Channel 14 SUREWEST 73 and replayed the following morning beginning at 9:00 a.m. The Meeting will also replay at 1 p.m. Saturday and Sunday of the following weekend.
  - (7) If you plan to use audio/visual material during your presentation, it must be submitted to the Planning Department 72 hours in advance.
  - (8) The Commission Chair may establish time limits for testimony.

*All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Department as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Department's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.*