



Planning Commissioners Present: Donald Brewer, Sam Cannon, Robert Dugan (7:07 pm), Gordon Hinkle, Audrey Huisking, David Larson

Planning Commissioners Absent: Kim Hoskinson

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Kevin Payne, Assistant Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Jan Shellito, Redevelopment Manager
Mike Isom, Senior Planner
Steve Lindbeck, Project Planner
Gina La Torra, Associate Planner
Chris Kraft, Engineering Manager
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Hinkle

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

Chair Brewer asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Brewer asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF JANUARY 22, 2009.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Huisking, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Cannon, Huisking, Larson, Hinkle, Brewer

Noes:

Abstain:

OLD BUSINESS

V-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.)**

Project Planner, Steve Lindbeck, presented the staff report and responded to questions.

Chair Brewer opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Rick Jordan, PL Roseville, 4196 Douglas Bl, Suite 100, Granite Bay, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

The follow people addressed the Commission:

- Dennis Lander, Roseville, asked the Commission to deny PL Roseville's request for Approval. His concerns were: neighborhood does not support changes; traffic on Fiddyment Rd.; impact on existing schools; new lot sizes are too small and encourage two-story homes; rezoning from light industrial to industrial; and impacts to home values. West Roseville Neighborhood Association has not been officially formed yet.
- Jan McKinsey, Roseville, her concerns were: traffic, density, and lack of transit in WRSP. She requested Commission require an Environmental Impact Report to thoroughly study impacts. Would like to see Traffic fee and Community Benefit fee added to all homes that have not yet been built.
- David Nettleton, Roseville, his concerns were: traffic, water, open space, park design, density, and additional lots this project would generate. He believed this proposal is better and more generally accepted than the previous one, but acknowledged that there remained considerable opposition.

There was discussion on the following:

- Disclosure documents;
- Traffic concerns and how they are being addressed;
- Schools and transportation;
- Emergency evacuation plan for the energy park;
- How approval of this entitlement will affect water use;
- Lack of medium density in this project proposal;
- Required density levels to bring in mass transit;
- Higher density located along Westside Dr;
- Current traffic congestion will be relieved when WRSP phases 3 & 4 are complete and the infrastructure is completed;
- West Roseville Neighborhood Association is in the process of establishing themselves.

Chair Brewer temporarily closed the public hearing and asked for a motion.

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Larson, to Adopt the Negative Declaration for WRSP Westpark Phase 3 & 4; Recommend that the City Council approve the General Plan Amendment; Recommend that the City Council adopt the one finding of fact and approve the Specific Plan Amendment; Recommend that the City Council adopt the two findings of fact and approve the Rezone; Recommend that the City Council adopt the five findings of fact and approve the Development Agreement Amendment; and Adopt the three findings of fact and approve the Phased Large Lot Tentative Map Modification subject to twenty-nine (29) conditions of approval as submitted in the Staff Report.

The motion passed with the following vote:

Ayes: Dugan, Larson, Cannon, Hinkle, Brewer

Noes: Huisiking

Abstain:

NEW BUSINESS

VI-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)

Redevelopment Manager, Jan Shellito, and Assistant Planning and Redevelopment Director, Kevin Payne, presented the staff report and responded to questions.

Introduction of support staff:

Matt Brogan, Mark Thomas & Co

Jason Pack, Fehr & Peers

Chris Kraft, Engineering Manager

Terry Shirhall, Administrative Analyst, Planning & Redevelopment

Gina La Torra, Associate Planner, Planning & Redevelopment

Chair Brewer opened the public hearing and invited comments from the applicant and/or audience.

There was discussion on the following:

Background/Land Use (Jan Shellito)

- Ways used to acquire land. Redevelopment Agency (RDA) no longer has eminent domain status and purchases land at negotiated market price from owner;
- RDA goes after any and all funding sources and opportunities;
- What percentage of funds are used for capital improvements;
- Sidewalk signage - designated for restaurant usage;

Circulation Component/Utility Items (Kevin Payne)

- Parking management plan, planned for next year;
- Purchase/Lease of shuttle trolleys;
- Mitigation of parking demands in Old Town;
- Possibility of reducing parking requirements in selected areas.

The following people addressed the Commission:

Mike McTighe, Roseville, resident and merchant in the Downtown Area, member of the Roseville Chamber of Commerce, Chamber Roseville Revitalization Committee, and the Downtown Merchants Board; these committees are supportive of this plan. He wanted to add his personal support. Concerned with traffic on Vernon Street and suggests the City look at permanently diverting traffic onto Atlantic to ease congestion; also concerned with possible increased traffic on Oak St, especially with the planned relocation of fire station #1.

Celeste Bates, Roseville, is concerned with current and future use of the Placer County court house and how soon she may be impacted by development.

There was discussion on the following:

- Round-a-bout at Vernon & Douglas, was proposed, but is no longer going forward. Standard intersection improvement;
- Number of possible nightclubs to come to Old Town,
- Bar/property owners meet with City bi-weekly;
- Ultimate Buildout unknown, but will promote eating establishments.

Chair Brewer temporarily closed the public hearing on this item.

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Hinkle, to continue this item to the meeting of February 26, 2009.

The motion passed with the following vote:

Ayes: Larson, Hinkle, Cannon, Huisking, Dugan, Brewer

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Commissioner Huisking mentioned McCormick & Schmick's crab sign and felt it shouldn't have showed up in the first place.

Commissioner Larson asked what guidelines are in place to require buildings and/or centers (creekside) to keep up appearances? Staff will look into it.

Commissioner Cannon asked if a Dave & Busters restaurant is coming to Roseville. (Yes, to be located at The Fountains.)

ADJOURNMENT

Chair Brewer asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Larson, to adjourn to the meeting of February 26, 2009. The motion passed unanimously at 8:57 PM.