



Planning Commissioners Present: Donald Brewer, Sam Cannon, Robert Dugan, Gordon Hinkle, Kim Hoskinson, Audrey Huisking, David Larson

Planning Commissioners Absent:

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

PLEDGE OF ALLEGIANCE - Led by Commissioner Hoskinson

ORAL COMMUNICATIONS

Historic Old Town resident, Dee Manring, addressed the Commission regarding the Downtown Specific Plan. Chair Brewer asked if she might postpone her comments until Item V-A The Downtown Specific Plan is opened for Public Comment. She consented.

CONSENT CALENDAR

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

Commissioner Larson expressed his appreciation to Staff for meeting with him and reviewing the Breton Village Project prior to tonight's Commission meeting.

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

IV-A. MINUTES OF FEBRUARY 12, 2009.

IV-B. DESIGN REVIEW PERMITS & TENTATIVE SUBDIVISION MAP – 7500 FOOTHILLS BOULEVARD – NWRSP PARCEL 11, BRETON VILLAGE – FILE # 2007PL-072 (PROJECT # DRP-00284, DRP-00285 & SUB-000114). The applicant requests approval of a Design Review Permit to allow the construction of two commercial buildings totaling 30,140 square feet with associated landscaping, lighting and parking; a Design Review Permit to establish development standards for the construction of a 53 unit single-family cluster development; and a Tentative Subdivision Map to subdivide 6.63 acres into fifty-three (53) single-family residential lots. These entitlements were previously approved by the Planning Commission on May 26, 2005, and have since expired. The applicant is requesting approval of the previously approved permits. No changes to the project are proposed. Applicant/Owner: Paul Bollinger, Breton Village. (Wiley)

MOTION

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

The motion passed with the following vote:

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

Noes:

Abstain: Hoskinson from Minutes

Commissioner Hoskinson abstained from the minutes of 02/12/2009 due to her absence from the meeting.

Chair Brewer requested Item VI-A (New Business) be heard prior to hearing Item V-A (Old Business).

NEW BUSINESS

VI-A. ADMINISTRATIVE PERMIT – 25 TUCUMCARI COURT – BRAINY BUNCH DAY CARE – FILE # 2008PL-111 (PROJECT # AP-000255). The applicant requests approval of an Administrative Permit to allow a Large Family Day Care to operate in a single-family home within an R1/DS zone district. Applicant/Owner: Amy Compton. (Wiley)

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

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

Applicant, Amy Compton, Roseville, addressed the Commission and responded to questions. She stated that she had received a copy of the staff report and was in agreement with staff's recommendations. She also stated that she has a policy handbook that addresses parking rules and other good neighbor policies that she gives to parents.

The following persons addressed the Commission on this project:

- Carina Stout, Roseville, addressed the Commission in favor of the project and stated that she is a neighbor and uses the daycare and has not witnessed any traffic or parking issues.

There was no discussion.

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

MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Hoskinson, to Adopt the three (3) findings of fact for the Administrative Permit; and Approve the Administrative Permit subject to nine (9) conditions of approval as submitted in the staff report.

The motion passed with the following vote:

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

Noes:

Abstain:

OLD BUSINESS

V-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 Rail yard. 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, Shellito) **(THIS ITEM IS CONTINUED FROM THE MEETING OF FEBRUARY 12, 2009.)**

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

Kevin Payne introduced support staff and consultant who were available to answer questions from the Commission and Public:

Tara Gee, Parks & Recreation Department

Dennis Mathisen, Fire

Terri Shirhall, Planning & Redevelopment

John Hope, EDAW

Gina La Torra, Planning & Redevelopment

Chris Kraft, Engineering

Commission discussion on the Parks and Recreation element:

- Commission questioned the proposed land use change at the Saugstad Park softball fields to create a Pitch and Putt golf course;
- Number of operating ball diamonds on the east side of Roseville vs. the west side of Roseville;
- Commissioner Dugan wanted to go on record requesting feasibility study on the change to determine how much of a traffic impact the change would create and what impact the removal of these diamonds would have on the east Roseville residents who use them;
- Park development fees will be collected, but In-lieu of dedication fees would be waived;
- Difference between water usage and maintenance needs between ball fields and pitch and putt;
- Recycled irrigation water availability for both Royer and Saugstad Parks;
- Request to have Public Utilities Commission review feasibility of on site wells for park irrigation;
- Royer Park one of three sites targeted as fully ADA accessible;

Tara Gee, Parks and Recreation Department, responded to questions from the Commission regarding ADA accessible parks and defined ADA accessible park as a place where every component is accessible, where people with disabilities and abilities can interact.

Commission discussion on the Land Use element:

- Review of parking plan to ensure sufficient parking for residents, their guests, and then visitors to the district.

Commission discussion on the proposed Catalyst / Pre-Design sites:

- The effect the Lincoln/Washington site might have on existing residents;
- Location of trees targeted for removal with the development of these sites;
- Concern with possible blocking of merchant signage by proposed landscape design.

Commission discussion on overall plan:

- Compliments to staff on one of the best documents ever produced by the City;
- The upgrading of Atlantic Street for both traffic and pedestrian use will be one of the first items addressed;
- Proposed signage well done and sophisticated;
- Handling smoking areas in Historic Old Town;
- Grocery stores encouraged in the Downtown;
- Public notification process in regards to old / potential historic buildings;
- Revisit trees prior to removal to make sure all other choices exhausted;
- Flood concerns for buildings along proposed creekwalk;
- Over 4.4 million total square footage at Buildout, current, 900,000;
- Extending creek improvement plans both north and south of the DTSP;
- Creek improvements meet City standards;
- Appreciation of efforts made in transforming ideas from Visioning Committee to the Plan presented tonight.

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

The following people addressed the Commission on this project:

- Dee Manring, Roseville, expressed concern that the proposed conceptual design, as shown on one of the maps, would encompass her property and change it to a parking lot. She was assured that was not the case. Staff will edit the map to show her property is not included in the proposed parking site.
- Knight Smart, property owner, owns the two acres at Lincoln Street and Washington Blvd. and is in favor of the DTSP.
- Greg Bates, Roseville, representing Dry Creek Conservancy and American Basin Council of Watersheds, expressed his concern over a lack of geomorphological information and emphasis in the DTSP as it addresses Dry Creek and the proposed improvements. He also wanted to make sure that what was addressed by Staff tonight is included in the DTSP illustrations.

Terri Shirhall, Environmental Coordinator, Planning & Redevelopment, addressed comments made by Mr. Bates. The City has adopted a Creek and Riparian Management Plan and the DTSP does include specific creek enhancements for both Royer and Saugstad Parks.

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

MOTION

Commissioner Huisling made the motion, which was seconded by Commissioner Hinkle, to Certify the Draft Environmental Impact Report; Adopt the two findings approving the General Plan Amendment and the Downtown Specific Plan; Approve the General Plan Amendment and the Downtown Specific Plan; Adopt the two findings Approving the zoning as established by the Downtown Specific Plan and incorporated into the Downtown Code; Approve the changes in zoning as specified in the Downtown Code; Adopt the two findings approving the amendment to the City's Zoning Ordinance; Approve the proposed amendments to the Zoning Ordinance; Adopt the two findings approving the amendment to the City's Sign Ordinance; Approve the proposed amendments to the Sign Ordinance; Approve the proposed amendments to the Community Design Guidelines; Adopt the two findings approving the Tree Permit; and Approve the Tree Permit as submitted in the staff report, and report to the City Council the Planning Commission's desire to have the Parks & Recreation Commission review the feasibility of converting Saugstad Park's softball fields to Pitch and Putt golf; and to have the Public Utilities Commission conduct a feasibility study to determine if on-site wells could be constructed for park irrigation.

The motion passed with the following vote:

Ayes: Huisiking, Hinkle, Cannon, Larson, Hoskinson, Dugan, Brewer

Noes:

Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Environmental Utilities Director, Derrick Whitehead, gave a presentation on water supplies in the City and answered questions from the Commission. This presentation is in response to questions raised by the Commission at the February 12, 2009 meeting.

ADJOURNMENT

Chair Brewer asked for a motion to adjourn the meeting.

MOTION

Commissioner Cannon made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of March 12, 2009. The motion passed unanimously at 9:17 PM.