



Committee Members Present: Naaz Alikhan, Anna Robertson
Committee Members Absent: Kim Hoskinson
Staff Present: Kevin Payne, Assistant Director Planning & Redevelopment
Jan Shellito, Redevelopment Manager
Gina La Torra, Associate Planner
Michelle Sheidenberger, Deputy City Attorney
Carmen Bertola, Recording Secretary

CONSENT CALENDAR

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

Acting Chair Naaz Alikhan asked for a motion to approve the Consent Calendar as listed below:

II-A MINUTES OF JANUARY 15, 2009.

MOTION

Anna Robertson made the motion, which was seconded by Naaz Alikhan, to approve the Consent Calendar item as submitted.

The motion passed unanimously.

NEW BUSINESS

III-A. DOWNTOWN ROSEVILLE SPECIFIC PLAN PRESENTATION AND PUBLIC HEARING – FILE #2006PL-173; PROJECT #GPA-000027; RZ-000036; OA-000021; SPA-000019; AND TP-000113.

The proposed project is the Downtown Roseville Specific Plan consisting of 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)

Kevin Payne, Assistant Director, Planning & Redevelopment, and Gina La Torra, Associate Planner, presented the staff report and responded to questions.

Outline of Presentation:

Downtown Specific Plan Objectives

- Connectivity & pedestrian focused
- Land uses & development standards
- District identity
- Public spaces
- Arts & culture

Key Points:

- Zoning
- Vernon Street “Civic Core” Major Improvements
- Historic Old Town “Entertainment District” Major Improvements
- Phasing & Implementation

Downtown Code

- Land Use and Zoning
- Prescriptive Standards
- Design Guidelines
- Regulatory Incentives
- Administrative Review Process
- Pre-Designs
- Sign Criteria

Key Points:

- Design Guidelines
- Additional Regulations
- Administrative Design Review
- Sign Regulations
- Catalyst Sites
- Washington/Lincoln Site
- Pacific/Church Site
- City Hall Annex
- Dry Creek
- Retail Lofts
- Retail Office Building

There was discussion on the following:

- How the design review process is handled in the downtown. Assistance through rebate program. Since RDA is assisting in funding, modeling that process. Different process than in a Greenfield development. The DTSP Pre-design projects have a different type of review process. It is designed to shorten the application process to about 30 days, compared with the standard 3 to 4 months;
- Banner Signs. Not addressed in Downtown Code. Citywide regulations will be applied;
- Banner Sign regulation in other city/urban areas typically limit the time displayed and/or tie it to a specific event;
- Design Committee would like to see banner signs eliminated from use in the downtown and would rather see investment in permanent signage rather than banners;

- Difference between a menu board and a sidewalk sign. A-frame/sidewalk sign allowance only applied to restaurants. A-frame signage not allowed for retail;
- Downtown Code will be discussed at the Planning Commission meeting on February 26, 2009, Design Committee recommendation for banner signs will be presented;
- Impressed with Pre-design site concept;

Acting Chair Naaz Alikhan opened the public hearing and invited comments from the public.

The following persons addressed the Committee on the DTSP:

- Rick Hoem, Roseville, resident and business owner, member of the Roseville Chamber of Commerce and Chamber Revitalization Committee, voiced his support and committee support for this project.
- Eric Riddell, Roseville, said it was a beautiful plan, hopes it comes to fruition. Has concern with traffic flow, particularly at the Crooked Bridge and asked that the City give more thought on the how to alleviate the traffic flow problems that may increase with the increased development density. Staff provided a response based on the traffic analysis and prior Steering committee Actions.

Acting Chair Naaz Alikhan closed public comment and asked for a motion.

MOTION

Anna Robertson made the motion which was seconded by Naaz Alikhan to recommend the Downtown Specific Plan.

The motion passed unanimously.

Naaz Alikhan recused herself from voting on the Downtown Code due to Conflict of Interest.

No action taken on the Downtown Code due to lack of a Quorum.

Following the action, Kevin Payne presented the Historic District Video.

REPORTS/COMMENTS/COMMISSION/STAFF

None

ORAL COMMUNICATIONS:

Eric Riddell spoke on the DTSP. His comments are posted above.

ADJOURNMENT

Acting Chair Naaz Alikhan asked for a motion to adjourn the meeting.

MOTION

Anna Robertson made the motion, which was seconded by Naaz Alikhan, to adjourn to the meeting of March 19, 2009. The motion passed unanimously at 5:35 P.M.