

CITY OF ROSEVILLE PLANNING DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING of: January 26, 2006

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ITEM V-A:

GENERAL PLAN AMENDMENT, SPECIFIC PLAN, REZONE AND SUBDIVISION ORDINANCE AMENDMENT - RIVERSIDE AVENUE (Douglas Blvd. to Darling Way) – RIVERSIDE GATEWAY SPECIFIC PLAN & STREETSCAPE PROJECT - FILE #'S GPA 04-05, SPA 04-05, RZ 04-07 & 0A-000008.

REQUEST

This request is for the approval of the Riverside Gateway Specific Plan and Streetscape project. This project includes a General Plan Amendment, Specific Plan, Rezone, Subdivision Ordinance Amendment, and certification of an Environmental Impact Report (EIR). The project would provide for modified (higher-density and mixed use) land uses within the plan area. It would also encourage redevelopment, enhance existing circulation, improve the streetscape, and develop landscape features to provide new vitality to the plan area.

SUMMARY RECOMMENDATION

It is recommended that the Planning Commission take the following action recommending that the City Council:

- A. Review the comments provided on the Draft Environmental Impact Report;
- B. Adopt the two findings approving the General Plan Amendment and the Roseville Gateway Specific Plan;
- C. Approve the General Plan Amendment and the Roseville Gateway Specific Plan;
- D. Adopt the two findings approving the zoning as established by the Roseville Gateway Specific Plan:
- E. Approve the changes in zoning as specified in the Roseville Gateway Specific Plan;
- F. Adopt the two findings approving the amendment to the City's Subdivision Ordinance; and,
- G. Approve the proposed amendment to the Subdivision Ordinance

BACKGROUND

At the meeting of January 12, 2006, the Planning Commission began its review of the Riverside Gateway Specific Plan (RGSP) and associated Draft Environmental Impact Report (EIR). During this meeting, the Commission was presented with an overview of the five main strategies addressed within the Specific Plan. Additionally, the Commission opened the hearing for public testimony and provided general comments on the overall project. Due to the scope of the project and the length of the documents, no formal action was taken and the meeting was continued to the regularly scheduled meeting of January 26, 2006. The intent of this meeting is to review the individual sections of the Draft Specific Plan and the DEIR, and take a formal action to recommend approval of the requested entitlements.

REPORT ORGANIZATION:

This staff report is intended to provide a guide for the presentation and action requested as part of the meeting. This report has been organized to reflect the individual sections addressed in the Specific Plan and DEIR. The format of this report will also establish the format for the Commission's consideration of the individual sections associated with the project documents.

Section 2 – Circulation and Parking

Section 3 - Utilities and Infrastructure

Section 4 - Streetscape

Section 5 – Design and Development Standards

Section 6 - Implementation

Section 7 - Miscellaneous EIR Sections

OTHER COMMITTEE/COMMISSION COMMENTS:

As part of the public comment period for the Draft EIR this project has been presented, to date, at the Central Roseville Revitalization Committee (CRRC) and at Transportation Commission. On January 9, 2006 the CRRC reviewed the plan. There was some discussion regarding the roundabout, the analysis associated with the catalyst site and comments regarding the treatment of the benches as part of the streetscape project. Following this discussion the committee took a formal action recommending unanimous support of the Specific Plan and DEIR.

On January 17, 2006 the project was presented to the Transportation Commission. The commissioners had several comments and questions regarding; the proposed bikeway elements of the plan, the operational characteristics of the bulb-outs, and the planned bus turnout improvements. Based on their input staff will be reviewing the construction drawings to see if the bus turnouts can be widened to allow the buses to be out of the travel lane. Although the Commission did not take a formal action, the overall comments were in support of the proposed plan.

The project will also be presented to the Public Utilities Commission on January 24, 2006. The comments received at this meeting will be presented as part of the staff presentation on the 26th.

PRESENTATION/COMMISSION ACTION:

The review and presentation process will be structured to reflect the aforementioned Specific Plan and Draft EIR sections. Staff will provide a brief overview of the section, focusing on the unique features of the project. Following staff's presentation, the Commission will have the opportunity for discussion, and will request comments on that section from the public and the applicants. Upon the conclusion of comments on a section, the Commission will close the review of the section and direct staff to proceed with the presentation of the next section.

Once the review and evaluation of all sections has been completed, the Commission will be asked to recommend an action to the City Council on the following: Draft Environmental Impact Report; Riverside Gateway Specific Plan; General Plan Amendment; Rezone; and Subdivision Ordinance Amendment.

RECOMMENDATION:

The Planning Department recommends that the Planning Commission take the following actions regarding the Riverside Gateway Specific Plan (A-C):

- A. Forward comments on the Draft EIR (Exhibit A), along with other EIR comments received during the public review period, for inclusion in the Final EIR for City Council review.
- B. Recommend that the City Council adopt the following findings for the Riverside Gateway Specific Plan:
 - 1. The Riverside Gateway Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the General Plan.

- 2. The establishment of the Riverside Gateway Specific Plan as a Pedestrian District is consistent with the provisions contained within the General Plan.
- C. Recommend that the City Council approve the General Plan Amendment and the Riverside Gateway Specific Plan, as identified in Exhibit B.
- D. Recommend that the City Council adopt the following findings for the Rezone modifying the zoning as shown in Exhibit B:
 - 1. The proposed Rezone is consistent with the General Plan as amended, and
 - 2. The proposed Rezone will not be detrimental to the public interest, health, safety, or welfare of the City.
- E. Recommend that the City Council approve the Rezone for the Plan Area to reflect the zoning for the Riverside Gateway Specific Plan, as identified in Exhibit B.
- F. Recommend that the City Council adopt the following findings for the Subdivision Ordinance Amendment to modify the noticing provisions for Lot Line Adjustments and Voluntary Mergers:
 - 1. The proposed Subdivision Ordinance Amendment will not be detrimental to the public interest, health, safety, or welfare of the City, and
 - 2. The proposed Subdivision Ordinance Amendment is consistent with the General Plan.
- G. Recommend that the City Council approve the Subdivision Ordinance Amendment to modify the noticing provisions for Lot Line Adjustments and Voluntary Mergers (Exhibit C).

ATTACHMENTS:

- 1. Written Comments Received on Draft Environmental Impact Report
- 2. Errata to the Draft Environmental Impact Report

EXHIBITS:

- A. Draft Environmental Impact Report (EIR) for the Riverside Gateway Specific Plan, including Technical Appendix, (transmitted to Planning Commission on December 30, 2005)
- B. Draft West Roseville Specific Plan document, (transmitted to Planning Commission on December 30, 2005)
- C. Modification to the language in the Subdivision Ordinance Presented in redline strikeout format.