

# PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING February 12, 2009

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ITEM VI-A: GENERAL PLAN AMENDMENT, SPECIFIC PLAN, REZONE, TREE PERMIT, ZONING, COMMUNITY DESIGN GUIDELINES AND SIGN ORDINANCE AMENDMENT DOWNTOWN SPECIFIC PLAN (Vernon Street and Historic Old Town - FILE #2006-173, PROJECT #'s GPA-000027, SPA-000019, RZ-000036, TP-000113, OA-000021).

# **REQUEST**

Staff will provide an informational overview of the Land Use, Circulation and Utilities components of the completed Downtown Specific Plan, Downtown Code and Draft Environmental Impact Report (DEIR) and respond to questions or comments from the Planning Commission

# **SUMMARY RECOMMENDATION**

The Planning and Redevelopment Department requests the Planning Commission (PC) review the strategies and policies contained within these documents and take the following actions:

- Provide staff with comments regarding the policies and standards contained within the Downtown Specific Plan and Downtown Code and DEIR;
- Open the public hearing and accept public testimony; and
- Continue the hearing to the Planning Commission hearing of February 26th.

### **BACKGROUND**

The Downtown Specific Plan Project is an outgrowth of the successful Downtown Visioning Project that was completed and accepted by the City Council in January 2006. The Vision resulted in the development of the following guiding principles for the Downtown:

- Improve Connectivity
- Establish New Land Uses & Development Standards
- Create Themed Districts & Gateway Elements
- Enhance Public Places for Community Activity
- Promote Arts, Culture, Heritage, Entertainment, & Education through Programming and Physical Improvements

In February 2006, the City Council directed staff to develop a Specific Plan and Environmental Impact Report to implement the Downtown Vision. For the purpose of this project, the Downtown area was identified as the 176-acres comprised of the existing Historic Old Town, Vernon Street Civic Core, Royer and Saugstad Park, and the residential neighborhoods contained within these areas.

From discussions and input received during multiple Steering Committee and Roseville Revitalization Committee meetings, staff completed the Downtown Specific Plan. An Executive Summary provides an overview of the Downtown Specific Plan and is provided as Attachment 1. In conjunction with the Specific Plan, the Downtown Code was created for the purpose of encouraging public and private investment within the plan area through a regulatory framework that is consistent with the Vision and the Downtown Specific Plan. The final component of the project is the Environmental Impact Report,

which analyzes the impacts associated with the plan, in compliance with the California Environmental Quality Act.

Additionally, a DVD has been provided that portrays visual representation of the ultimate vision and potential for the Downtown plan area (**Attachment 2**). The intent of this DVD is to provide a concept of the potential for the downtown that can be achieved by implementing the policies and standards within the Specific Plan and Downtown Code. The two focus areas represented in the DVD are the Vernon Street area (civic core) and the Historic Old Town area (entertainment district).

# **REVIEW PROCESS**

The Downtown project consists of three documents; the Downtown Specific Plan (**Exhibit A**), Downtown Code (**Exhibit B**), and Environmental Impact Report (**Exhibit C**). The Downtown Roseville Specific Plan and Downtown Code are the implementing documents for directing downtown revitalization efforts over the next 20 years. The Draft Environmental Impact Report (DEIR) was prepared to analyze potential impacts based on the ultimate development potential within the Specific Plan. These documents are described as follows:

- Downtown Specific Plan The Downtown Specific Plan contains the guiding principles for development of the plan area. The Specific Plan is the overriding policy document. Policies unique to the plan include a park- once strategy, in-lieu fees for parking, a waiver of parkland dedication for residential units, expedited review processes, and additional floor area incentives for projects that include mixed use, public improvements or public art.
- **Downtown Code** The Downtown Code is the implementing document that takes the policies from the Downtown Specific Plan and physically applies them to parcels/districts within the plan area. Regulations unique to the Downtown include those for reductions in parking, mixed-use and live/work development, principally permitting nightclubs, permitting encroachments (signs, outdoor seating, and retail displays) into the public right-of-way, residential to commercial conversions, anti "big-box" provisions, opportunities for a more "stream-lined" review process, public and private design guidelines and signage criteria specific to the area.
- Draft Environmental Impact Report (DEIR) The DEIR examines the potential impacts generated by the proposed project in relation to the following areas: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise. Public Services. Recreation. Transportation/Traffic, and Utilities Systems. In addition, the DEIR recommends general plan policies and mitigation measures to reduce project impacts to less than significant levels, where feasible. The proposed project could generate potentially significant impacts in the areas of cultural resources, transportation/traffic, noise and air quality. Certification of the EIR will assist with the revitalization of the Downtown. because future development projects will be able to utilize CEQA exceptions to streamline the review process.

**Schedule:** Due to the complexity of the project, staff will be presenting the project at two consecutive Planning Commission meetings. Additionally, the policies and regulations contained within these documents have been separated into broader topic areas that will be included as attachments to the staff report and will be presented as follows:

#### **DTSP Presentation Schedule**

Topic	PC Meeting
Background	# 1 <b>(2/12/09)</b>
Land Use	# 1
Circulation	# 1
Utilities	# 1
Park Improvements	# 2 <b>(2/26/09)</b>
Public Facilities	# 2
Downtown Code	# 2
Requested Actions	# 2

For detailed discussions of the topic areas listed above, please refer to the associated Attachments.

**Comments:** As part of the Downtown Specific Plan review process, comments that have been received will be provided from the various City Commissions/Committees and the public on the Downtown Specific Plan, Downtown Code and Environmental Impact Report. The project has been presented at or will be scheduled for the following public hearings:

Roseville Revitalization Committee (RRC) – January 12, 2009 (Completed)
Transportation Commission (TC) – January 20, 2009 (Completed)

• Public Utilities Commission (PUC) – January 27, 2009 (Completed)

• Parks & Recreation Commission(PRC) – February 2, 2009 (Completed)

• Planning Commission (PC) #1 – February 12, 2009

• **Design Committee (DC)** – February 19, 2009

• Planning Commission (PC) #2 – February 26, 2009

• City Council (CC) - March 18, 2009

• City Council (CC) Adoption – April 1, 2009

Comments received from the various Commissions/Committees, including the Planning Commission, and the public will be forwarded to the City Council for consideration as part of their action on the project. The project is tentatively scheduled for City Council on March 18, 2009. For the benefit of the Planning Commission, a summary of comments received thus far will be included as an attachment to the February 26<sup>th</sup> Planning Commission staff report.

### **ENVIRONMENTAL DETERMINATION**

A Draft Environmental Impact Report (DEIR) is being made available for a 53-day public review period beginning December 23, 2008 and closing February 13, 2009 (The typical review period is 45 days, however, due to the holidays, additional days for review were provided.). The DEIR examines the potential impacts generated by the proposed project in relation to the following areas: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Recreation, Transportation/Traffic, and Utilities Systems. In addition, the DEIR recommends general plan policies and mitigation measures to reduce project impacts to less than significant levels, where feasible. The proposed project could generate potentially significant impacts in the areas of cultural resources, transportation/traffic, noise and air quality. An overview of the potentially significant impacts is contained within the discussion of the topic area associated with the impact (i.e. Transportation impacts are discussed in the Circulation discussion, Attachment 5 of this report). For a full discussion of the project impacts please refer to the Draft EIR (Exhibit C).

### RECOMMENDATION

The Planning and Redevelopment Department requests the Planning Commission (PC) review the strategies and policies contained within these documents and take the following actions:

- Provide staff with comments regarding the policies and standards contained within the Downtown Specific Plan and Downtown Code and DEIR relating to Land Use, Circulation and Utilities:
- Open the public hearing and accept public testimony; and
- Continue the hearing to the Planning Commission hearing of February 26th to discuss the remaining topic areas and provide a recommendation to the City Council.

# **ATTACHMENT**

- 1. Downtown Specific Plan Executive Summary (Previously distributed on January 20, 2009\*)
- 2. Vision for Downtown DVD (provided to Commissioners only)
- 3. Land Use Discussion
- 4. Circulation Discussion
- 5. Utilities Discussion

## **EXHIBIT**

- A. Downtown Specific Plan (Previously distributed on January 20, 2009\*)
- B. Downtown Code (Previously distributed on January 20, 2009\*)
- C. Draft Environmental Impact Report (CD) (Previously distributed on January 20, 2009\*)

<sup>\*</sup> As noted, documents were distributed to Commissioners in a previous packet to allow for additional review time. If you need additional copies, please contact the Planning and Redevelopment Department at (916) 774-5276.