

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Wednesday, August 26, 2020 12:52:43 PM

Hi Charity,
Please see below.

Thanks!

-----Original Message-----

From: Ray Sprague <raiderray46@comcast.net>
Sent: Wednesday, August 26, 2020 12:20 PM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Belvedere Hotel

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I would hope the Planning commission would not allow the demolition of the Belvedere Hotel in the old Roseville area. We all know the history and stories of this old Roseville building and what it was in the day. I would hope you would give the citizens of Roseville a chance to restore and save this part of history.

The location of the proposed town houses also will impact the Moose lodge- they are known for being a contributor the several non-profit organizations in the city. They hold fund raisers by having dinners and dancing. Their late night activities will be a problem with the walls of a resident basically almost touching. Who would allow such a close proximity to a commercial piece of property that has late night functions? This will more than likely destroy the Moose Lodge and all they do for the community.

Certainly the planning commission can see the downfall to this development and it is 10 lbs of material in a 5lb bag at best.

Thanks you

PC Attachment 5

From: [Public Comment](#)
To: [Isom, Mike](#); [Bitter, Greg](#); [Gold, Charity](#)
Subject: FW: DTSP PCL DT-4 - Belvedere Townhomes - Letter of Support
Date: Wednesday, August 26, 2020 8:56:32 AM

For your information.

From: Eric Crane <etcrane@gmail.com>
Sent: Tuesday, August 25, 2020 2:50 PM
To: Public Comment <publiccomment@roseville.ca.us>
Cc: Planning Commission <PlanningCommission@roseville.ca.us>
Subject: DTSP PCL DT-4 - Belvedere Townhomes - Letter of Support

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Chair Caporusso and members of the Planning Commission,

As someone who moved to Roseville in 2013 and has family in the area, I have enjoyed getting to know all that Roseville has to offer and seeing what a warm and welcoming community it is for (relative) newcomers like myself. I'm writing this letter in support of a project that I believe will add value to this community and provide much needed housing during these difficult times.

The Belvedere Townhomes, located at 510 Lincoln Street near Historic Old Town Roseville, would create a new amenity for residents and the community around them. In my former role as Policy Advocate for Downtown Sacramento Partnership, I witnessed firsthand just how beneficial the addition of new residential units can be for an aging urban core. Areas where there has been blight and the potential for crime can be renewed and revitalized by giving new residents ownership and a stake in their community. Old Roseville would benefit greatly from the potential of first time home buyers and the new families this project will bring. Being able to walk over and enjoy its restaurants and nightlife offerings, these families would also bring economic benefit to Old Roseville and Downtown Roseville. What currently sits vacant, dilapidated and foreboding at the edge of historic old town could become a center for new opportunity and greatly enhance the entire area.

These are difficult times for everyone. Between the pandemic and its economic impacts, many families are struggling. There is no question that new investment in communities will be impacted by the events of this year. In this immediate moment you have the opportunity to encourage new investment and see a good project move forward, one that will provide new homes to 18 families that may be in need during California's existing housing crisis. Now I know there are some in the community who would prefer the Belvedere Hotel remain as it is. Sadly, it's just not responsible to let a building that is a hazard to the community due to years of neglect continue to deteriorate further each day. And while restoration is a nice thought, the cost of such an endeavor would be a challenge in good times, but in today's climate would be all but impossible due to the lack of private, city or state funding resources. While the Belvedere Townhomes may be different than the Belvedere Hotel, they will still be a place that is making history through new families and new memories.

I urge you to approve this project and encourage new investment in Old Roseville.

Sincerely,

Eric T. Crane
225 Pinecrest Ct.

PC Attachment 5

From: [Leah Alberto](#)
To: [Gold, Charity](#); [Planning External](#)
Subject: Belvedere Hotel
Date: Tuesday, August 25, 2020 3:40:22 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville Planning Commission:

I am writing to add my voice to those in support of the Belvedere Townhomes in old Roseville.

I think it would be good to have the old Belvedere Hotel removed for the townhome project. I have lived in Roseville most of my life, growing up near the crooked bridge. The Belvedere has never been a charming old hotel—for my family it was always a place to be avoided.

I had my wedding reception 43 years ago at the Moose Lodge and the Belvedere was a dangerous place and falling apart then!

For nearly 60 years it has been empty and dilapidated--I look forward to it going away for something we need—additional housing for our residents. This property is not on the National Register of Historic Places, it has never been maintained by previous owners and would cost millions to restore it.

I support the new owner and his plans for bringing additional housing to old town Roseville.

Thank you, Leah Alberto

614 Lucy Lane, Roseville

--

Leah Alberto

Former State Board Examiner

Former Salon Owner

Consultant

Home (916) 773-7285

Cell (916) 412-3689

PC Attachment 5

From: cjm1236@aol.com
To: [Gold, Charity](#)
Subject: Hotel Belvedere
Date: Friday, August 21, 2020 3:37:57 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

How about moving the old Hotel to elsewhere & building the housing? It can be moved by truck. People s/be the priority, not musty small-scale local history. Prices of a room in a house anywhere around here are \$400-800. Apartments are \$1200-2500. Houses are \$1/4million-3million. Put people first? Jeff Christie ...

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Hotel Belvedere
Date: Thursday, August 20, 2020 2:55:59 PM

Hi Charity,
Another email below (but looks to be from someone different).

Thanks!
Grace

From: robertcircle17@gmail.com <robertcircle17@gmail.com>
Sent: Thursday, August 20, 2020 11:12 AM
To: City Council Mail <CityCouncil@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.us>
Subject: Hotel Belvedere

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is Robert Circle and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

PC Attachment 5

Robert D Circle

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From: [City Council Mail](#)
To: [Gold, Charity](#)
Subject: FW: Repurpose Hotel Belvedere
Date: Friday, August 21, 2020 10:45:42 AM

From: John Dickinson <capcty3@yahoo.com>
Sent: Thursday, August 20, 2020 11:44 AM
To: City Council Mail <CityCouncil@roseville.ca.us>
Subject: Repurpose Hotel Belvedere

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is John Dickinson and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Townhomes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 townhomes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

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I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or repurpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

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Sincerely,

John Dickinson

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Repurpose Hotel Belvedere
Date: Tuesday, August 25, 2020 9:11:23 AM

Hi Charity,
Another message below.

Thanks!

From: John Dickinson <capcty3@yahoo.com>
Sent: Tuesday, August 25, 2020 9:10 AM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Repurpose Hotel Belvedere

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is John Dickinson and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Townhomes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 townhomes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or

PC Attachment 5

repurpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

John Dickinson

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: 502 Lincoln Street Roseville, CA 95678
Date: Tuesday, August 25, 2020 9:11:05 AM

Hi Charity,
Please see below.

Thanks!

From: Brian F <cabrian@hotmail.com>
Sent: Tuesday, August 25, 2020 9:08 AM
To: Planning External <PlanningDivision@roseville.ca.us>; City Council Mail <CityCouncil@roseville.ca.us>
Subject: 502 Lincoln Street Roseville, CA 95678

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is Brian Featherston and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

Brian Featherston

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Tuesday, August 25, 2020 7:32:45 AM

Good morning Charity,

Please see message below.

Thanks,
Grace

From: dgcgadb@surewest.net <dgcgadb@surewest.net>
Sent: Monday, August 24, 2020 6:31 PM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Belvedere Hotel

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Planning Commissioners:

PLEASE!! PLEASE!! Do not destroy the Belvedere Hotel. It is one of the important historic buildings left in the west side of the original Roseville, which is the west side of the railroad tracks. By original Roseville, I am referring to when it was approximately 9 square miles. I know most of you on the planning commission are what I call new to Roseville. but it is very important to us that have lived in Roseville all of our lives to keep some of the historic memories so we can share them with our grandchildren and great grandchildren, so they can better understand where we grew up.

The best plan for the Belvedere Hotel is to make it a museum and let us have the Carnegie Library back. We are the only area in Roseville that does not have a library the we can either walk to or at least get there easily. If you really care about our side of town you will realize how important the library is to us. Children coming home from Roseville Joint Union High School, will have easy access to the library. and for our younger children, it will be easier for them to be able to have access to reading books.

Our area of Roseville has already been neglected in many ways so PLEASE let us keep the Belvedere Hotel, even if you have received big bucks from

PC Attachment 5

Derek Lee or his sub contractors to demolish it.

Sincerely.

Caryl Fenton Gadberry

Street

304 West Duranta

Roseville, California, 95678

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Belvedere Hotel
Date: Monday, August 24, 2020 8:54:06 AM

Hi Charity,

Please see below.

Thanks,
Grace

From: Susan Dickinson <sdickinson@frontlineed.com>
Sent: Monday, August 24, 2020 8:53 AM
To: Planning External <PlanningDivision@roseville.ca.us>
Cc: dgcgadb@surewest.net
Subject: Belvedere Hotel

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

My name is Susan Gadberry Dickinson. I was born in Roseville Hospital, attended Kaseberg School, Warren T Eich, Roseville High School, and Sierra College. I work at Escape Technology, Frontline Education, on Douglas Blvd.

My mother still lives at 304 W. Duranta St, the house I grew up in.

I implore you to listen to your conscience and DO NOT approve the request by developers to destroy the Belvedere Hotel. It is a piece of Roseville's history. It is a beautiful structure, inside and out. It needs only tender loving care to be an elegant addition to the Roseville Old Town district. It would be an excellent complement to the Crooked bridge and Carnegie Library/Museum as a Railroad Museum.

Three very good reasons **not** to approve the proposed Townhome plan:

1. The traffic impact to the neighborhood would be horrible. The 5 way intersection at the Lincoln end of the Crooked bridge is already a nightmare.
2. There are no services nearby for residents.
3. The design of the proposed 18 condominiums is completely out of place for the neighborhood.

The #1 Goal of the city's General Plan is:

"Goal LU1 [Goal 1]: ... b. A commitment to preserving its small-town attributes **and cultural heritage**, and a dedication to promoting a **strong sense of community**, while preserving individual neighborhoods ..."

Please do Dolores Manring, along with the entire Manring family, and our community an honor by preserving a piece of our heritage.

SAVE THE BELVEDERE HOTEL

This email may contain information that is confidential or attorney-client privileged and may constitute inside information. The contents of this email are intended only for the recipient(s) listed above. If you are not the intended recipient, you are directed not to read, disclose, distribute or otherwise use this transmission. If you have received this email in error, please notify the sender immediately and delete the transmission. Delivery of this message is not intended to waive any applicable privileges.

PC Attachment 5

From: ginag257@gmail.com
To: [Gold, Charity](#); [Planning External](#)
Subject: Belvedere Hotel
Date: Tuesday, August 25, 2020 3:48:39 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Roseville Planning Commission:

I am writing in support of the townhomes project in old Roseville. This will be a significant project for old Roseville as we need additional local housing. The Belvedere property has never been properly maintained by the former owners and this housing will help old town Roseville residents with property values and be a boost to local business.

I live just about a half mile from this project and am supportive of the townhomes. This seems like a very good use and I hope that you will support the Belvedere Townhomes.

Thank you,

Gina Gibson

616 Shasta Oaks Circle

Roseville, CA

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Saving Hotel Belvedere and Roseville Moose
Date: Monday, August 24, 2020 8:32:51 AM

Hi Charity,
Another message below.

Thanks!
Grace

From: rickhipkins@surewest.net <rickhipkins@surewest.net>
Sent: Saturday, August 22, 2020 11:47 AM
To: Planning External <PlanningDivision@roseville.ca.us>
Cc: City Council Mail <CityCouncil@roseville.ca.us>
Subject: Saving Hotel Belvedere and Roseville Moose

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is Richard Hipkins and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Townhomes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 townhomes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse. Traffic conditions is bad enough this will make matters much worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

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The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or repurpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

Richard Hipkins

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Meeting on 8/27, Belvedere Hotel site
Date: Monday, August 24, 2020 8:32:29 AM

Hi Charity,
Please see message below.

Thanks,
Grace

From: Mia Hipkins <hipkins@surewest.net>
Sent: Saturday, August 22, 2020 11:33 AM
To: City Council Mail <CityCouncil@roseville.ca.us>
Cc: Planning External <PlanningDivision@roseville.ca.us>
Subject: RE: Meeting on 8/27, Belvedere Hotel site

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Roseville City Council, City Planning Commission and Others,

My name is **Mia Hipkins** and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

Mia Hipkins

PC Attachment 5

From: [Leah Alberto](#)
To: [Gold, Charity](#); [Planning External](#)
Subject: Belvedere Hotel - From Mario Lopez
Date: Tuesday, August 25, 2020 3:46:09 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission and Staff:

I support the Belvedere Townhomes project on your Planning Commission agenda this Thursday evening.

This property has been underutilized or empty for over 50 years. It is in significant disrepair and I think we could use some housing in old town Roseville to help the businesses located there.

We should be very happy that the current owner wants to invest in old Roseville helping to create jobs, housing and commerce, especially in the middle of the current pandemic and economic downturn. We should be encouraging this kind of investment in our community.

Thank you for your consideration, I hope that you will approve the Belvedere Townhomes project.

Thank you,

Mario Lopez, 614 Lucy Lane, Roseville

--

Mario Lopez
Home (916) 773-7285

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: condo proposal
Date: Friday, August 21, 2020 7:46:22 AM

Good morning Charity,
Please see below.
Thanks!
Grace

From: prowse_r <prowse_r@yahoo.com>
Sent: Thursday, August 20, 2020 6:58 PM
To: Planning External <PlanningDivision@roseville.ca.us>
Subject: Re: condo proposal

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

My name is **Richard Prowse** and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our

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community.

Sincerely,

Richard Prowse

Sent from my Metro By T-Mobile 4G LTE Android Device

Dear Moose members

The property surrounding the Roseville Moose Lodge was recently sold and a proposal to develop the property was submitted to the City of Roseville. The plan includes demolishing all the existing buildings (including the Hotel Belvedere) removing two native oak trees and putting in 18 four-story townhome buildings that will each be 47 ft. in height.

As you know - The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. One of our concerns is that having residential properties next door may not only hinder our fund-raising efforts but may impact the potential residents. Our goal is to find a way to restore or repurpose the Belvedere in a manner that enhances the historic charm of our city. The secondary benefit of saving Hotel Belvedere is that it will isolate our building from residential living space while we continue our mission to support children, seniors and other non-profits in our region through community fundraisers.

On August 27th @ 6:30pm, the Roseville Planning Commission will hold a “virtual” public meeting to discuss the proposal. The meeting will be viewable on Comcast Ch. 14, Consolidated Ch. 73, AT&T U-verse and will be streamed live on the [City’s YouTube channel](#). During the meeting the public may comment by calling 916-774-5353 or emailing publiccomment@roseville.ca.us.

Ahead of the public meeting, we are starting a campaign to ensure our concerns are heard by City officials and the new property owner. If you have an opinion on this matter, please email the City groups listed below. We have provided an email template below that you may use outlining concerns that we feel are important. Feel free to edit the letter based on your personal opinions.

Thank you,

*Roseville Moose Lodge
Board of Directors
506 Lincoln Street
Roseville CA 95678*

PC Attachment 5

[City Council Email](mailto:citycouncil@roseville.ca.us) (citycouncil@roseville.ca.us)

[Planning Commission Email](mailto:planningdivision@roseville.ca.us) (planningdivision@roseville.ca.us)

Dear Roseville City Council, City Planning Commission and Others,

My name is (enter your name here) and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Townhomes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 townhomes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-raisers at night, usually dinners with live music. Our goal is to find a way to restore or repurpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

(enter your name here)

PC Attachment 5

From: [Alexa Roberts](#)
To: [Gold, Charity](#)
Subject: Petition as a public comment:
Date: Monday, August 24, 2020 2:07:24 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

I want to make sure that this petition statement and number of signatures is included as a public comment for the Belvedere project:

www.change.org/savehotelbelvedere



[Sign the Petition](#)

Save Hotel Belvedere

www.change.org

As of now, (it grows every day) there are exactly 920 Roseville signatures and 5,907 total signatures.

Here is the petition statement:

The historic Hotel Belvedere at 502 Lincoln street was built in 1917, just a few years after our beautiful Carnegie Library. The Roseville Historical Society recognizes it as a historically significant building. For over a year, they have been working non-stop on a big exhibit and event (currently postponed due to the pandemic) celebrating its rich history. Alexander B. McRae, early Roseville pioneer, sold this land to Alex L. Bell, who had the Belvedere built by Michael & Stoffels. John M. Stoffels, one of the most active building contractors in Roseville and Placer County during the 1920s-1940s, also built the Veterans' Memorial Hall in Auburn, The J. C. Penney building on Vernon Street, Cochrane's Chapel of The Roses, and the Citizens' Bank. The Lumber was provided by Adams Lumber Co., managed by Roy Matheny- who lived at the Belvedere in 1925. At one of his company's free annual Rose Theater parties, he vowed "that his company would always be found at the forefront of the upbuilding and boosting of the City of Roses." He went on to operate Matheny Bros. Lumber Co. and became Vice President of our Local Building & Loan Assoc. The Press Tribune stated that he and his brother had "staked their all on Roseville's Future, having recently opened one of the best and most modernly equipped lumber yards in the state." This Lumber Co. was sold to Diamond Match

PC Attachment 5

Co. and they ended up purchasing G. W. Lohse's Real Estate & Insurance Business.

From its very beginning, the Craftsman-style hotel hosted upstanding individuals. Boasting of hot water in every room, the Belvedere was the higher-end place to stay in Roseville when it was built, proudly called an "ornament to Lincoln Street" by the Roseville Press Tribune in the week of its grand opening. We can see, based on guest books, census documents, and newspaper articles that the Belvedere was occupied by successful Engineers, Conductors, Trainmen and important business men who came to Roseville to work with the Southern Pacific Railroad and Pacific Fruit Express. Even the first owner of the Belvedere, Alexander L. Bell, was a Conductor from New York. The different women who lived at and owned the Belvedere contributed much to our community, taking leadership roles in groups such as the Ladies' Aid Society.

Mrs. Pearl Manring, who operated the hotel for 35 years until her passing in 1989, was a member of the Roseville Historical Society. Under her name, the Belvedere Hotel has been listed as a Major Contributor to the Old Town Roseville Historic District since 1981. According to the architectural report done last year, the building is at the very least a Supportive Contributor to the Old Town Roseville Hist. Dist. Reasons listed in this report for why the building shouldn't keep its Major listing, are that it's obstructed by trees (which would be easily pruned or removed), obstructed by the Moose Lodge, (which it's much taller than) and that the building's original signs are gone. The new owner, in the past year, allowed someone to remove and sell those signs without a permit to do so. Both signs have been purchased and donated to the Historical Society and could be reused or replicated. The building is listed on the RHS website. The Carnegie Museum holds much evidence of its important history and has made it clear, to all who ask, that the building is significant. Up until very recently, her daughter Dolores lived in the Hotel and only left to be in a nursing care facility. Since it was sold in June, 2019, it's been confirmed by a building inspector that the building is in surprisingly good shape and has very little asbestos to remove. The roof is new and the building is made with sturdy redwood, which has made it highly resistant to weather damage over time. Those who were outbid in 2019 and so many others had and continue to have hopes and plans to restore the Belvedere. We all know that the hotel is restoreable.

Now the new owner, Old Town Roseville LLC, has officially submitted a plan to demolish this historically intact, century-old building to build condos in its place. We ask that you not approve this plan. Plenty of new housing is under construction just up the street. Seeing as the Belvedere Hotel is on a 9,975 sqft lot, a compromise could be that condos or other buildings be built on the land around it, with the historic hotel as a restored feature adding value and interest. It could be restored to be something like Sacramento's "Kupros Craffthouse," an office space, event space, or so many other things. There are plenty of possibilities. We ask that this current plan, involving the hotel's demolition, be turned down in light of the Belvedere's local historical significance, Major Contributor listing for the Old Town

PC Attachment 5

Roseville Historical Dist. and the overwhelming interest of our community in restoring it. We would absolutely come together to make it happen. The owner has other options, but we don't have another Hotel Belvedere. This building is a piece of our history we are proud of and have much hope for. All we ask is that you to hear the voices of Roseville locals and simply not approve this plan.

Recently, The Holbrooke Hotel in Grass Valley, The National Hotel in Nevada City (both restorations being funded by Acme Hospitality in Santa Barbara), The Gilded Drifter Inn of Loyaltan (the owner was inspired by Hotel Belvedere to purchase it), and Park Victorian in Auburn have been successfully and lovingly restored by their communities. We in Roseville deserve to see our very own beloved and irreplaceable Belvedere Hotel brought back to life as well.

Please respond, confirming that this will be included in the public comment report.

Thank you!

Alexa Roberts
Chairwoman, Preservation Committee
Rosville Historical Society

PC Attachment 5

From: [Shearer, Grace](#)
To: [Gold, Charity](#)
Subject: FW: Regarding Belvedere Proposal
Date: Tuesday, August 25, 2020 3:47:43 PM

Hi Charity,
Please see below.

Thanks!

From: LEAANN SIPPLE <leaannah@comcast.net>
Sent: Tuesday, August 25, 2020 3:46 PM
To: City Council Mail <CityCouncil@roseville.ca.us>; Planning External <PlanningDivision@roseville.ca.us>
Subject: Regarding Belvedere Proposal

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Dear Roseville City Council, City Planning Commission and Others,

My name is LeaAnn Sipple and I am a member of the Roseville Moose Lodge. The property surrounding our Lodge (502 Lincoln St.) was recently sold and a proposed development called the Belvedere Town Homes has been submitted to the City of Roseville.

I am opposed to the plans submitted that include demolition of the 103-year-old Hotel Belvedere and believe that the structure has historical significance to our City and should be restored or repurposed.

I am opposed to the plans submitted that include 18 town homes. I believe that these buildings do not match the feel of the historic district and 4-story buildings will be out of place in the area.

I am opposed to the plans submitted because I believe residential properties, next door to a commercial property may hinder long-standing community fund-raising activities held at the Roseville Moose Lodge.

I am opposed to the plans submitted because the amount of public parking in Historic Old Town is already overloaded and adding new residences will make this problem worse.

I am opposed to the plans submitted because the intersection that will be used for access to the proposed project (at the Crooked Bridge) is already dangerous for vehicles and pedestrians and adding additional traffic will make this problem worse.

The Roseville Moose Lodge, at its core, is a community center used to raise funds to support various causes. We are a commercial business and hold our largest fund-

PC Attachment 5

raisers at night, usually dinners with live music. Our goal is to find a way to restore or re-purpose the Belvedere and develop the property in a manner that enhances the historic charm of our City without affecting our mission to support children, seniors and other non-profits in our community.

Sincerely,

LeaAnn Sipple

PC Attachment 5

From: [Alec Vogelsang](#)
To: [Gold, Charity](#); [Planning External](#)
Subject: Please Approve of the Belvedere Townhomes Project
Date: Tuesday, August 25, 2020 3:32:34 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Roseville Planning Commission,

I am writing in support of the Belvedere Townhomes project in historic Old Town Roseville.

I think this is a very good project and will help provide additional housing for the citizens of Roseville. As a young professional currently living in an apartment in East Roseville, I have looked for housing options which have been limited. There may be members of the community who would like to save the Belvedere Hotel, but it is my understanding that it has been abandoned and empty for over 50 years. It is not of significant historical relevance, and Old Town deserves better. In the spirit of the Belvedere Hotel that housed railroad conductors and engineers throughout its lifetime, please approve the Belvedere Townhomes project so that it can once again house the people of Roseville.

I hope you take this support into consideration and **approve the Belvedere Townhomes this Thursday evening.**

Thank you.

Alec Vogelsang, Rosemeade Apartments, East Roseville
UCSD | NanoEngineering | 2016
Phone: (916) 671-0652

Email: smartalecv@gmail.com