

**From:** [Vockel, Shelby](mailto:Vockel, Shelby)  
**To:** [jeannedunlap7@gmail.com](mailto:jeannedunlap7@gmail.com)  
**Cc:** [Casey, Dominick](#); [City Manager- Mail](#); [Isom, Mike](#); [Bitter, Greg](#); [Ogden, Derek](#); [Quan, Anna](#); [Varozza, Jack](#)  
**Subject:** RE: Plans on Pleasant Grove Blvd. near Sun City Blvd.  
**Date:** Monday, March 8, 2021 2:52:00 PM  
**Attachments:** [2021-01-22 Pleasant Grove Apts reduced.pdf](#)  
[image001.png](#)

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Good afternoon,

Thank you for your inquiry about the Pleasant Grove Apartment project. My name is Shelby, and I'm the planner assigned to this application. We appreciate your comments, we're are happy to answer any questions you may have!

I've attached the current project plans to this email. The project includes the construction of 98 apartment units and 191 parking spaces. The amenities for the project include a community/administrative building, playground, community garden, and outdoor seating areas. The construction timeline is not set in stone due to a number of factors, but the applicant anticipates that it will be a year after approval before any ground breaking occurs, and then construction would take approximately 12-15 months in total.

The proposed project site is 1721 Pleasant Grove Boulevard, adjacent to Eskaton. The apartment complex is a principally permitted use on this site and meets the standards outlined in the North Roseville Specific Plan, meaning that the only discretion the City has in this case is over the design (e.g. architecture, site layout, and landscaping). This site has a High Density Residential land use designation and has been anticipated for a multi-family residential use since the North Roseville Specific Plan was adopted in the late 1990's.

The applicant team will be hosting a neighborhood meeting with Sun City on March 18<sup>th</sup> over Zoom. I am still waiting for meeting details and link, but I can share that with you when it is provided to me. The project will be heard by the Planning Commission at 6:30 pm on March 25<sup>th</sup>. Planning Commission meetings are still being held remotely, but you can participate by calling 916-774-5353 during the meeting or sending a letter to me prior to the hearing. I will share any correspondence I receive with the Planning Commissioners. Meetings will be broadcast live on the City's website, government access channel (Comcast 14, Consolidated Communications 73 and AT&T U-verse), and the City's Youtube channel ([CityofRosevilleCa - YouTube](#)).

Please let me know if you have any additional questions. Your comments will be included with the project's staff report that will be prepared for the Planning Commission hearing.

Sincerely,

**Shelby Vockel**  
*Associate Planner*  
Development Services - Planning

**o:** (916) 746-1347

**f:** (916) 774-5129

*Working together to build a quality community.*

**Civic Center** | 311 Vernon Street | Roseville, CA | 95678



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**From:** J. Dunlap <[jeannedunlap7@gmail.com](mailto:jeannedunlap7@gmail.com)>

**Sent:** Sunday, March 7, 2021 11:26 AM

**To:** Building Division <[BuildingDivision@roseville.ca.us](mailto:BuildingDivision@roseville.ca.us)>; Planning External <[PlanningDivision@roseville.ca.us](mailto:PlanningDivision@roseville.ca.us)>; Development Services Engineering <[DSEngineering@roseville.ca.us](mailto:DSEngineering@roseville.ca.us)>; City Manager- Mail <[CityManager@roseville.ca.us](mailto:CityManager@roseville.ca.us)>

**Subject:** Plans on Pleasant Grove Blvd. near Sun City Blvd.

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Hello,

We are seeking information about the plans for new apartments going up on Pleasant Grove Blvd. near Sun City Blvd. (entrance to Sun City Roseville) and Woodcreek Oaks. We'd like to see the plans and know exactly what is going up (how many units, parking spaces, amenities, etc.) and when they are slated to begin and end construction please. We looked on the City of Roseville website but didn't see any information about this. We just learned about it from a neighbor at Sun City.

Who is responsible for this happening? We thought that area was parkland and open space for biking and walking trails, not for residential use. We and many of the residents in Sun City are not happy about this. It's going to clog up our already congested streets and cut down on the natural space and walking/biking trails available to us and the surrounding residents. This is very disappointing. Please let us know to whom we may direct our comments and concerns.

Thank you,  
Wayne and Jeannie Dunlap  
Sun City Roseville Residents



**From:** [Melanie Faust](#)  
**To:** [Vockel, Shelby](#)  
**Subject:** Project: NRSP PCL WW-17 Pleasant Grove Apartments File #PL20-0154  
**Date:** Thursday, March 11, 2021 9:58:43 AM

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To: City of Roseville, email in care of Ms. Shelby Vockel, Associate Planner

Regarding: Affordable Housing Project at 1721 Pleasant Grove Blvd., Roseville CA, pursuant to North Roseville Specific Plan, Parcel WW-17, submitted by Applicant: Mercy Housing California (property owner: Eskaton)

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Dear Ms. Vockel:

Thank you for the opportunity to comment on the "Pleasant Grove Apartments" affordable housing project proposed by Mercy Housing California for Parcel WW-17, also known as 1721 Pleasant Grove Blvd. The project is proposed for construction on the south side of the boulevard, east of the Fiddymint intersection and west of Mahany Park library, etc. The project is planned in accordance with the North Roseville Specific Plan (NRSP) approved by the City in 1997.

We live about two miles north of the project, in a development that was approved pursuant to the Del Webb Specific Plan at about the same time the City approved the NRSP. Our development, which was market rate housing, was almost immediately built out with over 3,000 units. We are saddened to learn that a 98-unit affordable apartment complex has taken so long to come forward immediately next door to our neighborhood. Affordable housing is desperately needed in California, and Roseville is no exception. While none of us wishes for more traffic on the roadways that surround our neighborhood (Fiddymint, Blue Oaks, and Pleasant Grove), the traffic that would be produced by this development is inconsequential in relation to the extent of development existing/being constructed in the area. To deny this affordable housing project would raise significant environmental justice issues.

Please know that although we offer particular comments below, we enthusiastically support the construction of this badly needed affordable housing project.

You may already be considering similar conditions in your staff recommendation but we offer two specific conditions of approval that we think would improve the project:

1. As a condition of permit approval, the City shall require that prior to issuance of the permit, the landowner shall record a deed restriction limiting use of the property solely for affordable housing for the life of the development.
2. The City shall attach a condition to the subject permit requiring that the on-site amenities presently proposed by the applicant (the community center, landscaped outdoor park and playground, and community garden) shall be included in the final project and provided prior to occupancy of the housing.

Finally, because the City already has an established Fire Station nearby, within the Mahany Park complex off Pleasant Grove Blvd. it should consider using the property immediately east of the proposed development that it has set aside for another fire station, as a community park. Obviously, siting a fire station next to a high density residential development also poses a significant 24-hour per day noise burden due to the volume of emergency sirens. Instead, a park in this location would be a true community resource serving not only the residents of the proposed development but also residents of the adjacent Eskaton facility and residents of Sun City.

Thank you for your consideration of our comments.

Ralph and Melanie Faust