

LAW OFFICE OF
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June 21, 2021

The Honorable Krista Bernasconi, Mayor
The Honorable Bruce Houdesheldt, Vice Mayor
The Honorable Scott Alvord, Council Member
The Honorable Tracy Mendonsa, Council Member
The Honorable Pauline Rocucci, Council Member
City of Roseville
311 Vernon Street
Roseville, CA 95678

Re: Fiddymment Bungalows – WRSP Parcels F-25 and F-26 (PL20-0258)

Honorable Members in Session:

This office represents Van Daele Homes, applicant on the Fiddymment Bungalows project (the “Project”), which is due to come before you on appeal from the near unanimous approval by the Planning Commission on May 13 of its proposed Design Review Permit. Based on the recommendation of your staff and the evidence in the record before you, as further supplemented below, my client and I request that you deny the appeal and affirm the Planning Commission’s approval of the Project’s Design Review Permit.

The Project

The staff report to the Planning Commission and the staff presentation, along with the total administrative record before you, fully describes the Project. While there have been a number of comments from some residents objecting to a high density residential (“HDR”) project coming forward on the two Fiddymment Ranch parcels at issue here, the Project’s land use is not before you. As noted in the staff report, the parcels have been designated for HDR housing since the adoption of the West Roseville Specific Plan (“WRSP”) in 2004, with the parcels zoned for 25 units/acre since 2014. The

HDR land use, the General Plan and the WRSP, along with the City's programs, ordinances, standards, requirements, and policies regulating these parcels, are vested by the Fiddymont Ranch Development Agreement, also adopted in 2004 (and as subsequently amended).

There can be no dispute that the Project is consistent with the General Plan, WRSP, the Zoning Code, and all other applicable City standards, programs, ordinances, requirements, and policies, to reference the language of the Housing Crisis Act of 2019 ("SB 330") for consideration of housing projects. All that is before the Council is the proposed Design Review Permit, considering the WRSP Design Guidelines and the City's Community Design Guidelines. Here, the Project meets or exceeds all City requirements and what the City has required of multi-family projects throughout the City, including in the WRSP. Yet, the Project before you has not achieved this consistency with City requirements and other City approvals of HDR projects by maximizing development on the two parcels. Instead, while Parcels F-25 and F-26 are permitted for 25 units/acre, or 277 HDR units, the Project only proposes barely 2/3 of that density, at 189 units, or 17 units/acre. This reduced density has allowed the applicant and its design team to vary the size and setbacks of buildings on the parcels, and at the same time provide for a broad range of recreational amenities in the Project that few if any multi-family projects in Roseville can come close to matching.

With a project on the parcels at 25 units/acre, every residential building on the Project site would need to be three stories in height. Instead, the Project before you and approved by the Planning Commission contains 93 two-story buildings and 48 three-story buildings, in three-building clusters or pods, and only two-story, single dwelling unit buildings on street frontages across the street from single-family homes. The three-story multi-dwelling unit buildings with garages below are located behind the two-story buildings, and set back far from adjacent street frontages, with setbacks for the three-story units of 60 feet from street frontages and 120 feet from any single-family homes. The two-story, single dwelling unit homes along the street frontages of the Project are meant to appear as a single-family project along public streets through the middle of the Project and along the eastern and western edges of the Project.

The two-story single dwelling unit buildings front on adjacent public streets, allowing the Project's future residents to freely walk to abutting sidewalks, to the neighborhood park, and to future commercial uses planned adjacent to the Project

without needing to go through gates or being walled off from their neighbors across the street. The lower density of the Project has allowed the applicant's design team to provide for a central courtyard and private yard space between the multi-dwelling unit buildings and the single dwelling unit buildings. While the R3 zone allows buildings 45 feet in height, the 3-story buildings are only 37 feet, 5 inches, or nearly 20 percent below what is allowed, with the two-story buildings even lower.

The Project has been designed in a modern farmhouse style with a variety of colors and materials, compatible with those colors and materials and styles utilized in adjacent single family neighborhoods. In fact, compared to a number of other existing multi-family projects in the City, the Project as proposed includes far more diversity of colors and palettes than one would typically see in a tour of the City's multi-family projects. Pictures submitted with a letter to the Planning Commission from several neighbors only serve to confirm this point.

Parking provided by the Project exceeds City requirements, and Condition 67 requires that garages in the Project be kept free and clear for parking of vehicles, which restriction does not apply to the single-family homes located in the vicinity of the Project. Finally, this is a residential project in an approved specific plan for which an EIR was prepared, and the Project is consistent with the scope of the analysis in the WRSP EIR. In fact, at only roughly 2/3 of the permitted density on these two parcels, any impacts of the Project are actually significantly less than those impacts analyzed in the WRSP EIR and subsequent CEQA analyses in the Fiddymont Ranch portion of the WRSP.

The Appeal

The appeal submitted to the City basically refers back to the points raised in documents and exhibits submitted to the Planning Commission. Your staff did an outstanding job of responding in a memorandum dated May 7 to each of the concerns stated in those documents and exhibits submitted to the Planning Commission. I will not attempt to repeat those points made in response by City staff, but suffice to say, your staff has completely rebutted any arguments offered on aesthetics, parking and traffic, safety concerns, and project access. I would note that on the issue of an architectural comparison of the Project's design to existing single-family homes in the neighborhood, the staff memorandum even included photographic examples of just

how compatible the Project's building designs are to several styles of homes in the surrounding neighborhood, where homes were built by different builders.

What might be helpful in your deliberations on the Project is a summary of how the Project has evolved after input from the community. As the Council well knows, starting in the mid-1990s, with the creation of neighborhood associations comprising the Roseville Coalition of Neighborhood Associations ("RCONA"), the City has encouraged applicants to engage with the applicable neighborhood association well prior to public hearings on a project to present their projects, receive input, and consider changes to a project in an attempt to address comments and concerns from surrounding residents. That is exactly the process that took place here. The applicant met with the Fiddymont Farms Neighborhood Association ("FFNA") on February 9 and again on March 9, heard concerns and comments about the Project, and made several adjustments to the Project, as follows:

1. Enhanced elevations were added to the buildings facing the street and surrounding community to add visual interest to larger façade areas of a single color or material type, still consistent with Community Design Guidelines, with changes to both Plan 3 and Plan 4 (the two-story units) that include additional siding material, plant shelf details on specific windows, and dimension added to the stucco wall planes above the fence line.
2. Play house, rope spinner and swing set play structures were added to provide additional onsite recreational amenities to supplement the number of recreational amenities already included in the Project, as set forth below.
3. 36 inch high shrubs were added to screen views and headlights of cars at the parking areas of the Project.

At the Planning Commission meeting, the Commission required a pad locked gate with slats to screen views and headlights of cars at the EVA points in lieu of the bollards previously proposed by the Project. In addition, while there were questions of the screening of carports and trash enclosures on the site, such landscape screening was already proposed, but the exhibits may not have given a true representation to the public of what was proposed. Exhibits showing such screening in those areas, and showing the proposed EVA gates and streetscape view along Rustler Drive, plus an

exhibit showing a view of proposed buildings in the Project in a direct view along a street frontage, are enclosed for your consideration. In addition, with regard to perimeter landscaping for the Project, the Project is already proposing 24 inch box trees on the street frontages of the Project, consistent with what the City required of the Campus Oaks Apartments, and significantly larger than what the City required of the Harvest at Fiddymont Ranch project, which has only 15 gallon trees along its perimeter.

As for concerns over project recreational amenities to lessen use by Project residents of RG Phillips Park (which, after all, is a public park within walking distance of this site planned at the same time that HDR was proposed on the Project site), the Project, in addition to the added amenities noted above in response to comments made at the FFNA meetings with the applicant, includes the following amenities:

1. Clubhouse building with indoor and outdoor club room/lounge spaces;
2. Pool and spa;
3. Separate wading pool with pool building;
4. Separate fitness building with indoor and outdoor fitness spaces;
5. Grass mound tunnel play structures;
6. Ping pong table;
7. Corn hole game;
8. Shade trellises with picnic tables and BBQs.

In short, the process that the City wants applicants to follow to help address community concerns worked here. Amenities were added, project elevations were enhanced, landscaping is shown at carports and trash enclosures, shrubs were added to screen car lights at parking areas, and gates with slates rather than bollards were required at EVA points, all with a project at 2/3 of the allowed density, at nearly 20 percent lower height than allowed by zoning vested by the Development Agreement, with separate, two-story single dwelling units along the street frontages across public streets from single family homes.

Based on all the projects that I have entitled here in Roseville from the east side to the west side of the City over the past over 30 years, I can easily say that I know of no such project in the City produced at a much lower than allowed density with the number of amenities and design materials and colors as the Project before you. My

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client and I would request that you deny the appeal and support the nearly unanimous Planning Commission action in approving the Project.

Very truly yours,

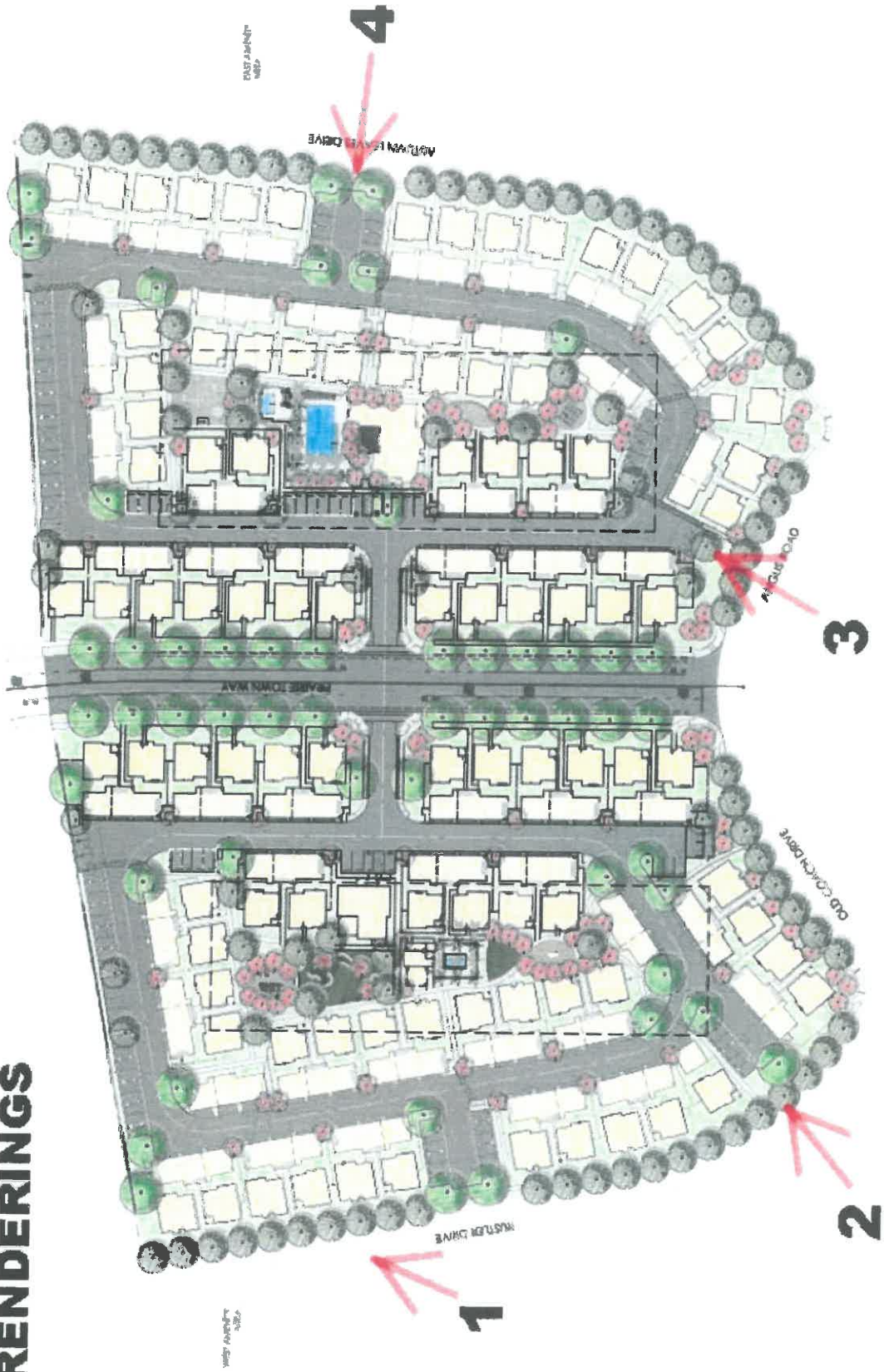
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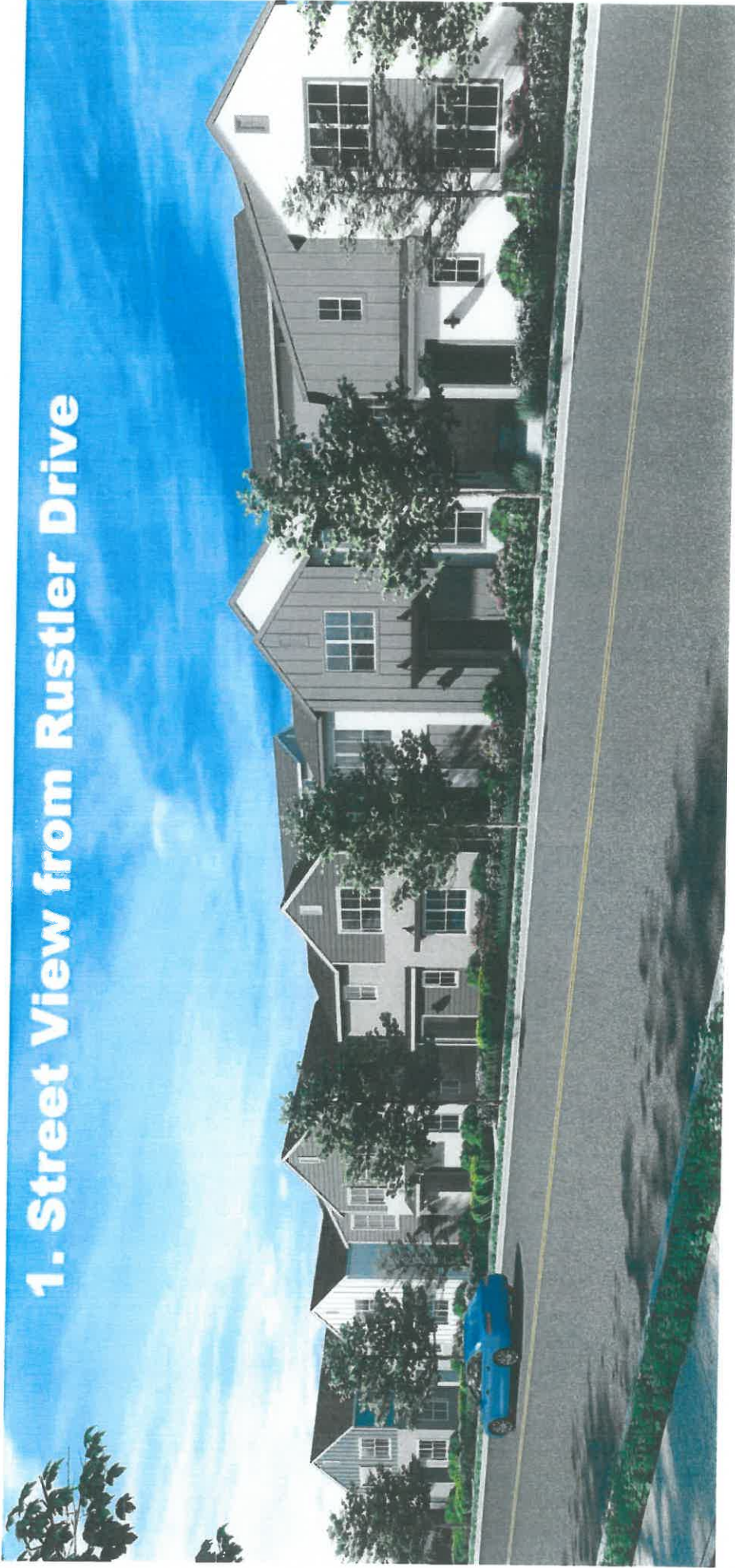
Enclosures
Cc: Client

FIDDYMENT BUNGALOWS F-25 & F-26 RENDERINGS

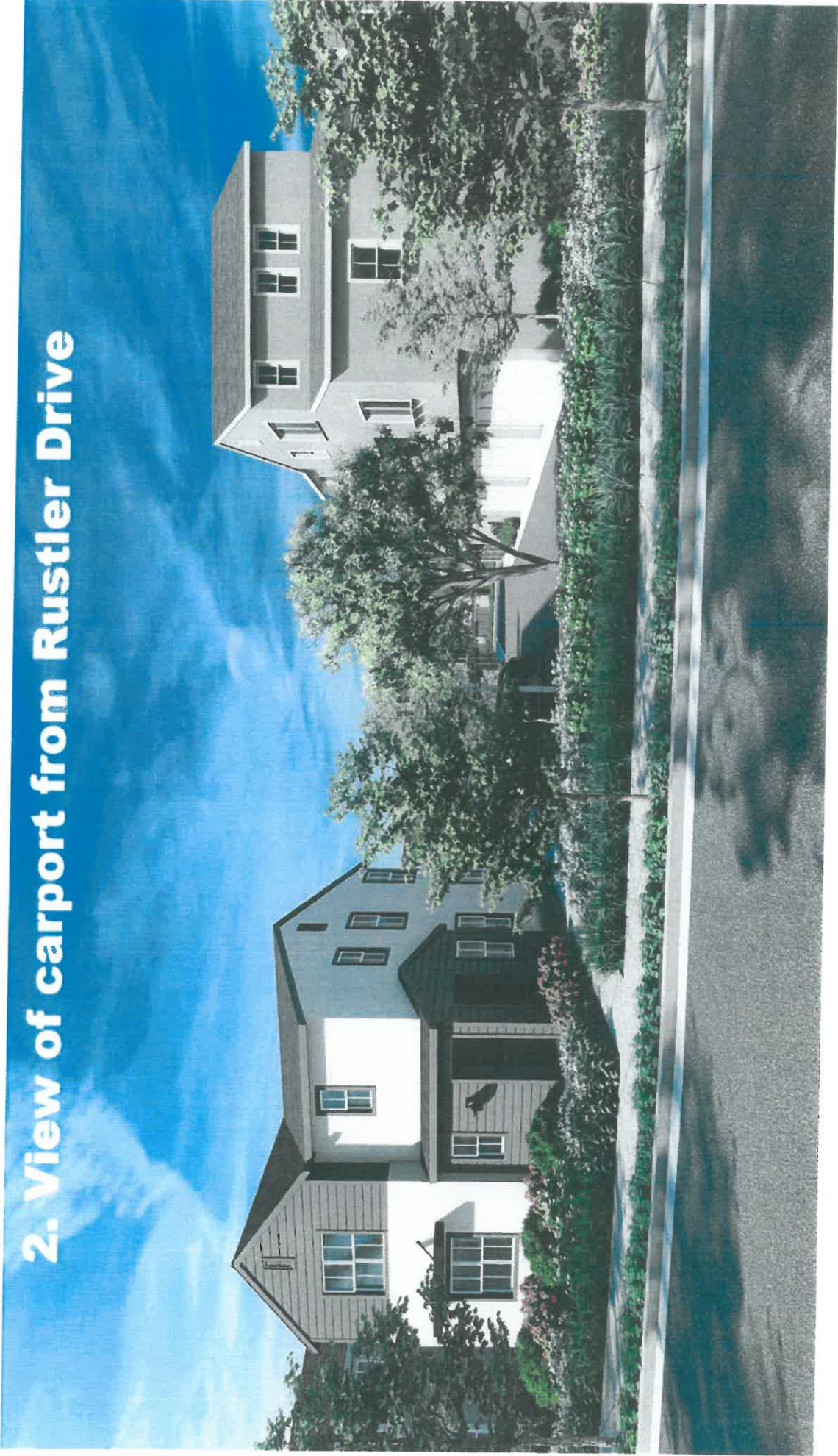




1. Street View from Rustler Drive



2. View of carport from Rustler Drive



3. View of trash enclosure from Angus Road



4. View of EVA gate from Autumn Leaves Drive

