

# MEMORANDUM

**To:** Planning Commission

**From:** Kinarik Shallow, Associate Planner

**Date:** September 27, 2023

**Re:** Item 6.1 – 1513 Eureka Road – NERSP PCL 8 – Sprinter Roseville – File #PL23-0124

The purpose of this memorandum is to provide the Planning Commission with a public comment letter received after publication of the staff report for the above-referenced project. The comment letter is included as Attachment 1. In addition, after further review of the proposed landscape plan for the project, included as Exhibit I of the staff report, staff believes the amount of turf used within the landscape frontage along Rocky Ridge Drive should be reduced to minimize the amount of water usage. Staff proposes to revise condition #13 of the Design Review Permit as follows:

13. The project Landscape Plans shall comply with the following:

- i. Prior to issuance of improvement plans, the landscape frontage along Rocky Ridge Drive shall be redesigned to reduce the amount of non-functional turf area. The plans shall be revised to the satisfaction of the Planning Division. (Planning)

## **Attachment**

Attachment 1: Public Comment Letter

**From:** [SCOTT HEARTH](#)  
**To:** [Shallow, Kinarik](#)  
**Subject:** Project Title # NERSP PCL 8-Sprinter Roseville; File # PL23-0124 Project Address: 1513 Eureka Road  
**Date:** Monday, September 25, 2023 6:57:27 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 am Dr. Scott Hearth, owner of Granite Bay Dermatology and Laser Center at 1535 Eureka Road, and I would like to express opposition to the proposed Mercedes Sprinter van dealership and repair facility at 1513 Eureka Road. This portion of the Eureka corridor has long been established as a light commercial area featuring smaller-scale businesses, low-density office buildings, banks, restaurants, churches, and small shopping centers. Auto dealerships and repair facilities best fit in to moderate or heavy commercial locations such as areas near Sunrise and Douglas, or perhaps even further west on Eureka near Interstate 80; obviously the Roseville Auto Mall is the best fit for such a business.

The large auto dealership and repair facility proposed for this location is antagonistic to the well-established city plan for the area, and this Eureka corridor in particular; a plan which has been in place for decades. Every property owner has had to adhere to this plan with its stricter guidelines/requirements imposed by the city when we were developing our properties. The business community is now well established with this property being perhaps one of the last to be developed. It would be a shame to greatly deviate from the community plan for the area at this point in time. This enormous auto facility would definitely cast a large unflattering shadow on this corridor and ruin the carefully cultivated planning that has produced such a beautiful commercial zone.

Thank you for your consideration regarding this matter.

Sincerely,

Scott B. Hearth, M.D.

Granite Bay Dermatology and Laser Center  
1535 Eureka Road  
Roseville, CA 95661