



MEMORANDUM

To: Planning Commission

From: Kinarik Shallow, Assistant Planner

Date: June 6, 2019

Re: **Agenda Item 6.2 – INFILL PCL 246 – Roseville Old Town Lofts (File #PL18-0178)**

Due to a public noticing error for the May 9, 2019 Planning Commission hearing, Agenda Item 6.2 – INFILL PCL 246 – Roseville Old Town Lofts (File #PL18-0178) was continued to the May 23, 2019 hearing. At this hearing, the Planning Commission continued the item to June 13, 2019. No changes have been made to the project, staff report, or response to comments.

Attached to this memo are:

1. Staff Report (dated May 9, 2019)
2. Response to Comments (Initial Study/Mitigated Negative Declaration and Project)
3. Comments received after May 9, 2019

NOTE: Attachments 1 and 2 of this memo are not included as part of CC Attachment 3, because they are included as attachments to the City Council Communication.

PC MEMO ATTACHMENT 3

From: [Chris Ewers](#)
To: [Shallow, Kinarik](#)
Cc: [Barbara Yates](#); [Carl Haupt](#); [Catherine Hants](#); [Charissa & Robert Lott](#); [Chris Ewers](#); [Christie DiLorenzo](#); [Cressida Sader](#); [Daniel Sonke](#); [De & Kari Felkins](#); [Deepa Menon](#); [Donah Fry](#); [Donna Pruter](#); [Doug McDougall](#); [Doyle Radford Jr.](#); [Richard and Elizabeth Cruz](#); [Elizabeth Merritt](#); [Erika Anater](#); [Father Joshua Lickter](#); [Greg Guardino](#); [Gregg Schumer](#); [Horfa Jeppesen](#); [Jay Weaver](#); [Jeff Perry](#); [Jim Gray](#); [John Frodahl](#); [John Spalding](#); [Judy Fox](#); [Julie Gebhardt](#); [Julie Mansidor](#); [Kathrine Ley](#); [Kathy Cole](#); [Kathy Goddard](#); [Katie Haupt](#); [Ken Anater](#); [Kim Lasila](#); [Kim Ortiz](#); [Kumi Wickramasinghe](#); [Lee Bowman](#); [Leslie Cooper](#); [Lori Crane](#); [Lydia Henry](#); [Marc & Christie DiLorenzo](#); [Marta Walker Betts](#); [Mike & Ally](#); [Myrna Wathen](#); [Nancy Griffin](#); [Pam Baker](#); [Patrick Harrigan](#); [Rene Aguilera](#); [Rich Parkhurst](#); [The Millers](#); [Robert Powell](#); [Ron McCary](#); [Rosemarie LaRocca](#); [Roz Goldenberg](#); [Shea Ritchie](#); [Stefanie Rhoades](#); [Steven Rogers](#); [Sue Evans](#); [Tina Wade](#); [Tom Mathews](#); [Tracy Meehan](#); [Werner Kuehn](#); [William Weisman](#); [Blake Stavness](#); [capitolconst@aol.com](#); [dtime2ski@comcast.net](#); [fabilamonica916@gmail.com](#); [Angela Harmon](#); [Jenn Steele](#); [jpozburn@yahoo.com](#); [jrreeser@comcast.net](#); [lizseaton@musicforthecause.org](#); [lwiegand57@gmail.com](#); [Roseville Bobs](#); [vno32@yahoo.com](#); [robert lott](#); [aliceann1957@yahoo.com](#); [bkingram93@surewest.net](#); [Colleen@homesbyarrow.com](#); [DNB5@comcast.net](#); [Jeff Dodge](#); [eileenlandi@yahoo.com](#); [gloria@surewest.net](#); [jodymejia@hotmail.com](#); [korokay@hotmail.com](#); [ktyeates@hotmail.com](#); [rowdyhulse@yahoo.com](#); [tarynnoel@yahoo.com](#)
Subject: Request to postpone Old Town Lofts (INFILL PCL 246) PC public hearing
Date: Sunday, May 19, 2019 5:39:11 PM

Good evening --

As president of the Folsom Road Neighborhood Association, I request a postponement of the Old Town Lofts public hearing to the next Planning Commission meeting (or later, as is convenient to the Commission).

In a meeting of the FRNA board and neighborhood yesterday, several issues came up that necessitate this request:

- Poor scheduling: This is scheduled on the Thursday before Memorial Day weekend, and as a result, I've heard from multiple people that they are unable to attend.
- Poor noticing: This project has gotten a single community meeting for which the developer did no on-site noticing. As a result, some neighbors to the project are just now finding out about it.
- Insufficient time to study and respond: The comment responses are now out, but the neighborhood has not had time to study the responses and the complexities of the underlying regulations.
- Precedent: The Dutch Bros proposal hearing was postponed at the request of the applicants because they wanted to. There was no other reason. As an interested party to this proposal, this neighborhood wishes a postponement for a number of reasons. We ask that the City consistently honor postponement to all parties.

There is a high level of interest in this project, in part due to the Planning Division's responses to comments on the IS/MND. Rather than bundle the project hearing with other items, we request a separate, stand-alone hearing to fully address the issues involved.

Finally, we're interested in eliminating the confrontational approach the current zoning and regulations require for development along the Douglas corridor. It's expensive for everyone involved: the developers spend resources mounting proposals and defending them, and the community exerts effort and time attacking and redirecting them. The City could obviate these wasteful fights by providing clear direction and vision for what should occur on Douglas. We want to see the City have a talented urban planner work out a vision for that corridor and develop guidelines and requirements out of it. Then developers will know how to shape their proposals and the neighborhood will know what to expect. That's what we're working toward.

Thank you for your consideration of these requests. Please contact me with any questions.

Chris Ewers, President
Folsom Road Neighborhood Association
916-521-9696



Sender notified by
[Mailtrack](#)

From: [leola carmona](#)
To: [Shallow, Kinarik](#)
Subject: Roseville Old Town Lofts / # PL18-0178
Date: Tuesday, May 21, 2019 9:10:46 AM

To;

I live very close to this corner, and strongly believe that this is not a good fit for this property, 100% against this project. This quiet one way street is no place for the kind of traffic it's going to bring. I believe it will cause frequent traffic accidents, and existing on to Douglas will be more difficult, please do not build this monstrous building in our peaceful neighborhood., Also , it's so upsetting that the majestic Oak that is on this property would be cut down, home to many birds will be destroyed. This is not progress, this is just wrong.

Very Concerned Resident

From: [D. Carmona](#)
To: [Shallow, Kinarik](#)
Subject: AgainstOldTownLofts
Date: Tuesday, May 21, 2019 10:15:53 AM

To: Kinnie Shallow,

I want to let you know I am against this project on Nevada Ave. I live on Nevada Ave. for 20 years and there have been more cars going the wrong way. I believe that people that live in these lofts will come into the street the wrong way so they don't have to go around. There are more diesel vehicles going down Nevada Ave. which already creates more congestion and cars speeding down this street. There are children riding their bikes! Also, I believe there will be more accidents on Douglas with this type of congestion. Cars speed down Douglas Blvd. going west and there have been accidents in the past. If they come around Ben Ezra St. it will cause too much congestion. This project, if built, shows no concern of the residents who have lived here and made this there home. About the Majestic Oak Tree in the property, they are supposed to be preserved. In my opinion this project is an act of GREED! I AM 100% AGAINST THE ROSEVILLE OLD TOWN LOFTS!

From: [Jody Green](#)
To: [Shallow, Kinarik](#)
Subject: 241 Nevada Ave
Date: Tuesday, May 21, 2019 9:22:37 PM

Kinnie Shallow,

I want to express my concerns over the proposed building project of 23 attached apartment dwellings at 241 Nevada Ave. I oppose the project on the following points: as of now there is an increase in traffic on Nevada Ave even without 23 more families living here in a high density compound. This street appears to have become a main avenue especially for heavy trucks, let alone neighborhood traffic. Additionally, I am concerned for what I have seen with the already existing apartment building that exists at the end of this street, where residents do not obey the one way street regulation and enter from Douglas; endangering oncoming traffic. I am worried this is a pattern that will be replicated. Since the proposed site is also at the south end of the street I am extremely worried for the safety of pedestrian traffic and drivers using the one way street appropriately to enter onto Douglas. I cannot imagine the impact this project will have on parking and traffic flow. However, 23 more families usually means many cars. Has the parking situation been accounted for? As of now parking on Nevada Ave in this location is at a premium. Lastly, I would like to speak for the aesthetic value that this neighborhood provides for its residents. There is a wonderful feeling that old Roseville architecture provides to its community as we walk and ride our bikes through this neighborhood, something which is not supported by the proposed architectural project. For these reasons I oppose this project. Thank you for your time and consideration of my thoughts and feelings regarding this proposal. I feel it is not the right place for such a dwelling and should be considered for an alternative location.

Regards,
Jody Green

RICHARD AMREIN
8008 RUSCH DR
CITRUS HEIGHTS, CA 95621

June 05, 2019

GREGORY BITTER
Planning Manager
City of Roseville
311 Vernon Street
ROSEVILLE, CA 95678

Dear Sir or Madam:

Information on Problem that could occur with parking as has taking place on Hickory and Ivy street's were every one has a two car Garage. Pictures Are Attached.

Please contact me if you have any questions or need additional information. I can be contacted by phone at (913)721-5241 or (916)595-8054. An e-mail can be sent to richardamrein1@aol.com.

Sincerely,



RICHARD AMREIN

Initials: _____

104 ST. 100-102-25





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HICKORY ST 101 T. 193



HICKORY ST



15 July 51



Hickory St



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