



## MEMORANDUM

**To:** City Council

**From:** Kinarik Shallow, Associate Planner

**Date:** July 23, 2019

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

During processing of the Council Communication for the Roseville Old Town Lofts project (File #PL18-0178), staff received a letter and an email with comments pertaining to the project (Attachments 1 and 2 of this memo). Staff believes the issues raised in the attached correspondence have been addressed in the Council Communication, Planning Commission staff report (Attachment 1 of the Council Communication), and in the memorandum dated May 3, 2019 (Attachment 2 of the Council Communication), which includes staff's responses to public comments.

To: City Council, Roseville CA

RE: Roseville Old Town Lofts on Nevada Avenue

Please provide each council member a copy of this 2-page letter and submit it to the public record.

I attended the Planning Commission's June 13<sup>th</sup> meeting and was very disappointed that the commission passed the Loft proposal after hearing current residents' concerns. They clearly had their agenda and our input was just a formality to check the legal box.

Roseville can do better than the project as approved. Wouldn't it be positive for Roseville if other cities could view this project as a model for them – a win/win for all?

Like most of the others, I am not opposed to the project entirely. I am adamant, however, that several key issues must be addressed first.

1. The project MUST provide on-site short term & guest parking. The promise of the city to enforce restrictions how the residents cannot use their garage for storage is just plain ridiculous. The enforcement mechanism should have been clearly fleshed out before the project was approved. It should have been available for the public to review and comment on. But more important it doesn't address all the visitors /housekeepers/ babysitters/ repairpersons /deliveries needed daily. Nevada already has parking issues with all the "granny" flats and Ben Ezra alley no parking overflow. The existing homeowners on the block should not have to absorb the projects parking needs!
2. The project MUST address the traffic safety issue with turning left onto Douglas Blvd. There needs to be safe entry and exit from the site - not only for the Loft residents but the current residents who should not have to be so negatively impacted by this proposal. Traffic is a major concern in Roseville and Douglas is one of the worse. It will only increase with or without the Lofts. But add another 40-50 cars on small narrow one-way streets trying to get onto Douglas? (note: the traffic study for this project relied on unrealistic assumptions. The residents of the Loft are not going to take public transit to work and errands, that assumption is wrong. In Roseville we take our cars – just like you Counsel and Planner members do! We only walking for exercise! I am not carrying heavy bags of groceries from Trader Joes, by all the homeless folks in route home because and I simply do not feel safe. The City needs to address the homeless and safety issues before it can seriously stand behind the traffic study assumptions about walking, biking, and transit use.

And for extra credit, wouldn't it be nice to consider the existing residents and feel of this quiet, older neighborhood? A three-story box with a rooftop PARTY DECK is not appropriate for this beautiful neighborhood. Perhaps the front could be given more character and the deck replaced with solar roof... my daughter, who does this type of work for a living, shook her head when she saw the plans and said "How unfortunate. They could have really come up with a multi-family residential use that complements the historic look of the existing neighborhood. This project design is too modern and therefore inappropriate. A residential use is a good fit for an empty lot, but it must be designed carefully."

Again, very disappointed, the neighborhood so tried and failed to solicit City help.

Please take a relook at the project design and conditions. I lived and paid taxes here for a long time and I voted for you. I realize we need more affordable housing (I have another daughter that lives several blocks from me and can barely afford rent let alone purchase a home, almost homeless at one point, while working full time.)

But, let's set a higher bar for Roseville in planning and attempt to meet everyone's needs.

This should include a corridor plan for Douglas that includes speed reduction and traffic calming features to improve the safety of its users, as well as a plan to maintain the historic nature of the existing neighborhoods adjacent to the commercial corridors.

From: Judy Fox, homeowner, 200 Nevada Avenue for 25 years.

July 22, 2019

**From:** Werner Kuehn <[kuehn.w@gmail.com](mailto:kuehn.w@gmail.com)>

**Sent:** Monday, July 22, 2019 2:36 PM

**Subject:** Werner's Comments on Old Town Lofts Appeal-8/7 Council Agenda

**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.

Council will be reviewing "Old Town Lofts Appeal/Rezone to HDR" at Aug 7 meeting. This high density residential (HDR) project has already been approved "as is" by Planning & Commission staff despite neighborhood concerns. I feel project as designed, will contribute to traffic management issues on Douglas Blvd and in the Folsom Road Neighborhood (FRNA). I am sending a similar message to each council member.

Although I support new development and revitalization in all corners of FRNA, I feel that this project as designed, is wrong for this corner. It is a square peg in a round hole. Douglas Blvd has NO HDR developments on its ENTIRE length, so "Why place it on corner of Nevada and Douglas?" A more complementary project for parcel, would have been several duplex style single family homes (for example, like homes at 99 Estates Drive)

Although project is named "Old Town Lofts", it is not in Old Town, is not a Loft style, and is not a Row House. It is a HDR Town Home project with entrance at intersection of 1001 Douglas, 241 Nevada, and 101 Keehner. Although Douglas has a 30 mph speed limit, traffic normally exceeds that. When I drive 30 mph on Douglas, people rush past 90 % of the time.

I feel that a picture is worth a 1000 words, so I felt my concerns could be better described in a bunch of pictures.

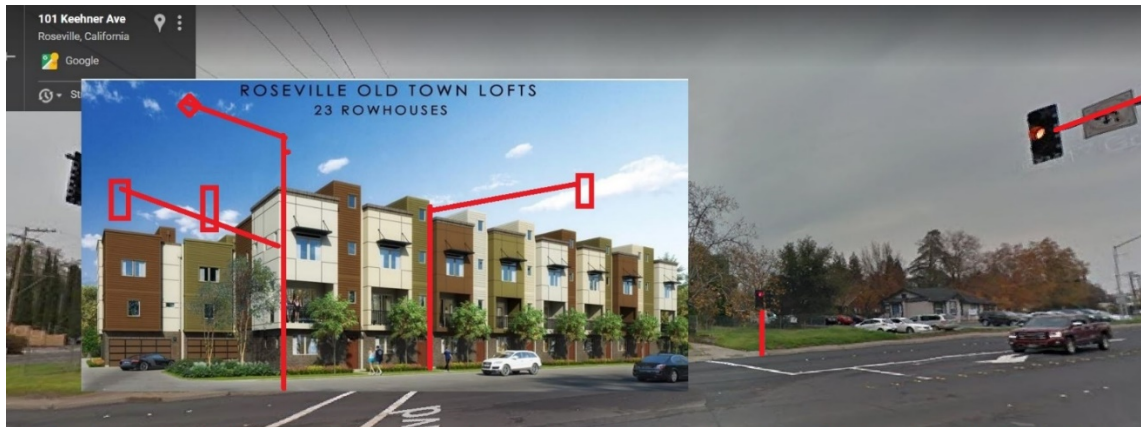
- Project pictures- **See entrance 30 ft from Keehner/Douglas Stop lights**
- Row House and Town Home developments in other parts of Roseville- **Better locations**
- Similar Kuchman projects- **All called Town Homes, not Row Houses**

Prior to meeting, I know you will be provided extensive information by Planning and residents making the Appeal. However, if you are willing, I would love to have a friendly conversation sometime before the 8/7 meeting, by phone, or in person over coffee somewhere. Let me know if this would be possible.

Thanks

Werner  
916 367 3524

This view demonstrates where all traffic signals are and the project entrance off Douglas



View from 101 Keehner Ave , looking North across Douglas with proposed site overlaid on top picture, and actual view on bottom. Traffic signal poles have been highlighted in RED



This view demonstrates plan to put project entrance 30 ft from stop light next to one way Nevada exit



#1 is proposed entrance off Douglas, 30 ft from the Stop light , indicated by an "X"

#2 is the project exit which will exit on Nevada Ave



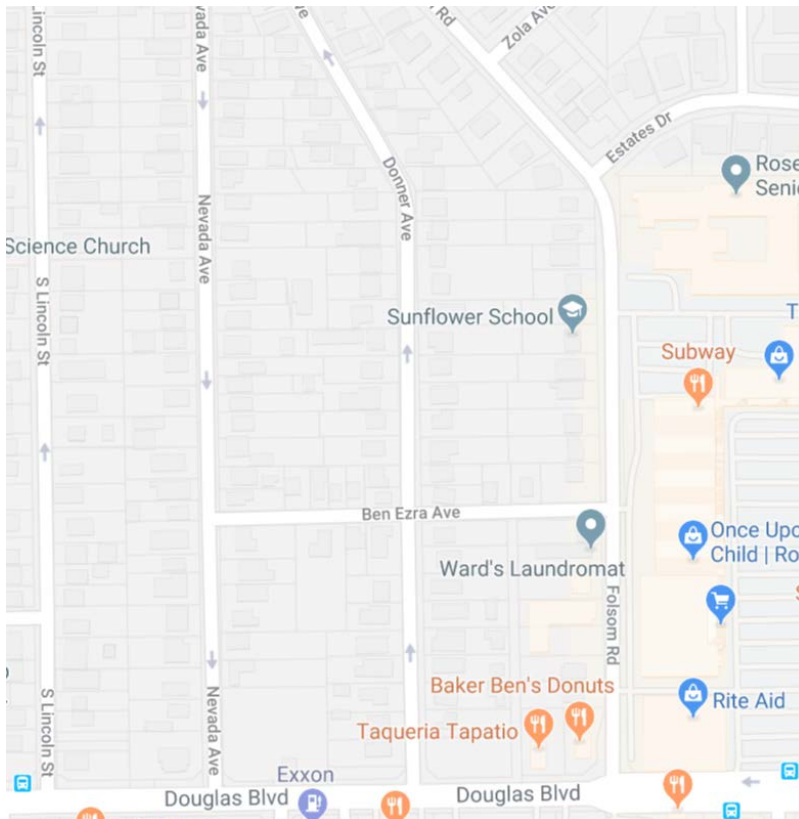


Side View of Nevada with Town Home overlay



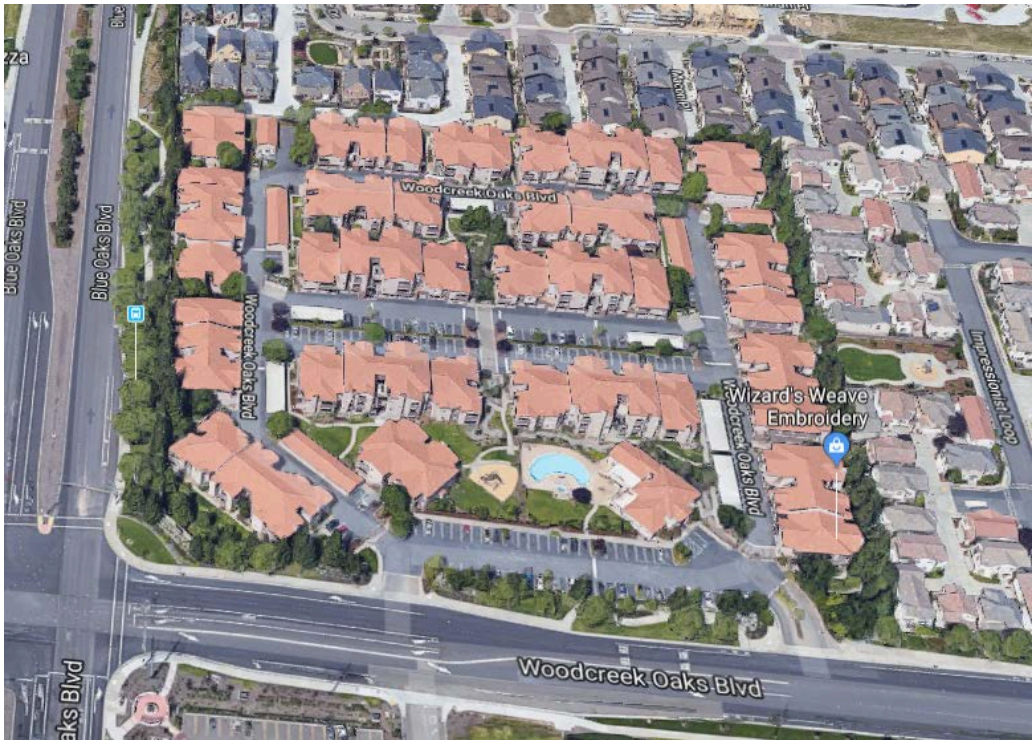
Nevada Douglas Intersection

A better development of site would be single family homes in a duplex style like this one at 99 Estates





Hickory and Church Row Houses



1001 Woodcreek Oaks Blvd - Townhomes



<http://kuchman.com/work/>



West Oaks Townhomes, Rocklin CA



1551 Market Street, Redding CA: Mixed Use



1717S Street, Sacramento CA



Railroad Square, Rocklin CA



Bridge District Phase 4, West Sacramento, CA



4801 J Street, Sacramento CA: Mixed Use, Apartments + Retail



5th & S Townhomes, Sacramento CA



California Brownstones, Sacramento CA: Townhomes



Cannery Place, Sacramento CA: Apartments and Commercial



3rd & S Apartments, Sacramento CA



700 Block, Sacramento CA: Apartments and Commercial



Truckee Artist Lofts (TAL), Truckee, CA: Affordable Housing for artists



The Savoy, West Sacramento CA:



S34 Lofts, Sacramento CA: Townhomes



1426 Music Venue, Sacramento CA



1401 Lofts, Sacramento CA: Townhomes

CALIFORNIA BROWNSTONES, SACRAMENTO CA: TOWNHOMES



**CLIENT**

Metro Dwell LLC

**PROJECT TYPE**

Townhomes

**BUILDING TYPE**

Three-story wood frame

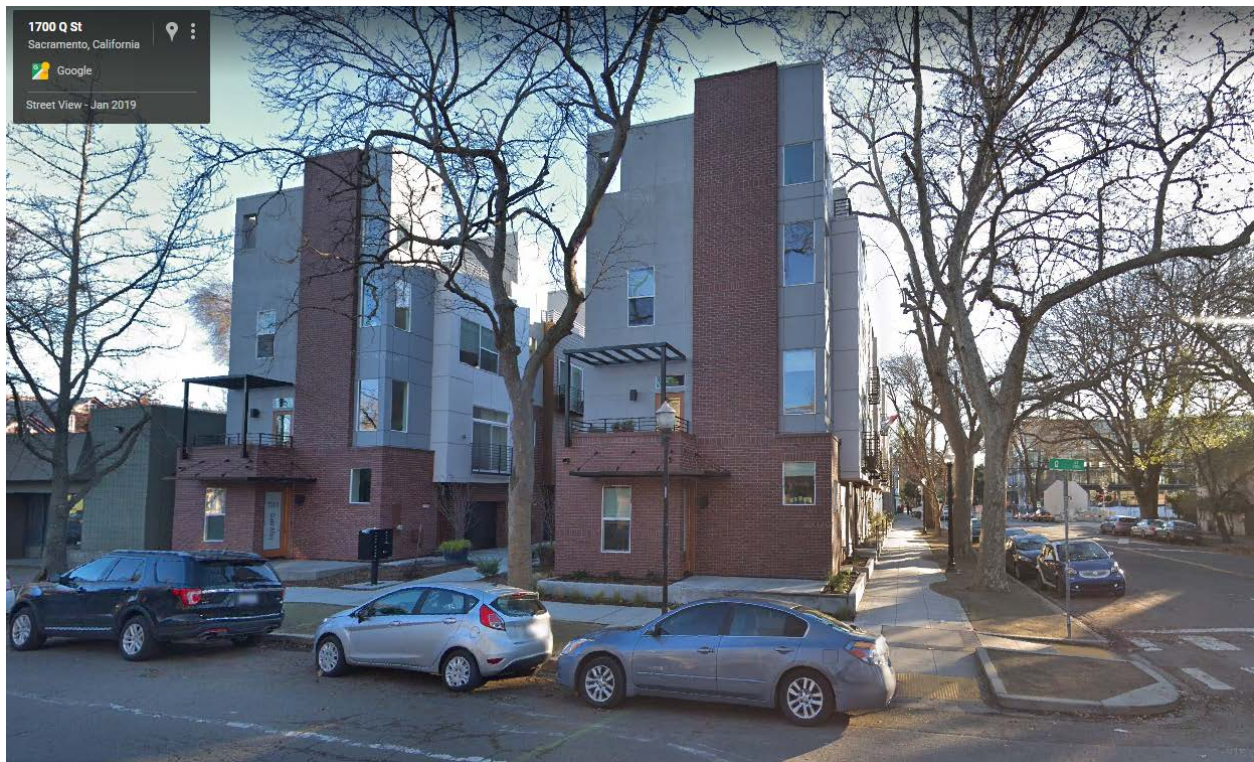
**PROJECT SIZE**

Standard Central City 80' x 160' parcel

12 townhomes

Density: 41 units per acre

What a great location for twelve contemporary townhomes – 10' ceilings, roof decks, fun! Just steps away from the R Street Arts District. Construction completed 2018.





East Sac



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**kuchman**  
ARCHITECTS PC

S34 LOFTS, SACRAMENTO CA: TOWNHOMES



**CLIENT**  
S34 Lofts LLC  
**PROJECT TYPE**  
Urban Townhomes  
**BUILDING TYPE**  
Three-story wood frame  
**PROJECT SIZE**  
Six 1500 square foot townhomes  
Density: 35 units per acre

Subtle industrial architectural references articulate these six new townhomes that provide a buffer between a classic Sacramento residential neighborhood and adjacent block of industrial buildings. Occupancy scheduled for late 2019.

