

From: [Belal Abdul-Hadi](#)
To: [Mar, Escarlet](#)
Subject: Public hearing attendance PL22-0031
Date: Monday, May 30, 2022 10:27:36 PM

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Hi Escarlet,

This is Belal. I share a property line with the subject project.

I would like to formally be part of the public hearing that I heard my neighbors already requested.

Can you please share the building plans with me for the subject project? I cannot really visualize were the foot print resides.

Will my fence have to be taken down on my front yard?

FYI I am on @ 3725 Giggs Way, Roseville, CA 95661

Thanks,
Belal

Request for Public Hearing

RECEIVED

MAY 31 2022

Project PL22-0031

Planning Department

SRSP PCL 57 - Egov Addition, 3736 Miners Ravine Dr

To: Escarlet Mar, Associate Planner

Submitted on behalf of Julie Abbott (property owner at 3737 Miners Ravine Dr.)
by Jacques St Lazare.

Ms. Abbott respectfully requests a public hearing to review the approval of a permit to build a substantial addition to the property at 3736 Miners Ravine Dr. She feels this addition is not in keeping with the aesthetic of the neighborhood, particularly the sizeable increase in elevation resulting from a proposed three-level structure added to the west end of the house. Most of the existing homes in the immediate vicinity are single-level structures, and the structure in question is already located at the highest natural elevation in the development. She also objects to the proposed addition of a second garage facing Miners Ravine Dr., which is also out of character for the rest of the tract. This may cause an aesthetic issue as well, resulting from removal of landscaping for the additional driveway, and causing the garage doors to become the prominent feature of the street view. Said driveway would be directly opposite her driveway, which is not in keeping with the staggered driveways on the rest of the street, and may also constitute a safety hazard.

Since the proposed addition is indeed the size of a typical home (and double the size of an allowable ADU), she also requests that absolutely no plumbing be allowed in the addition, to prevent its use as a separate rental unit. This would qualify it as a duplex. A "gym" with a shower or toilet, and a "game room", can easily become an ensuite with a walk-in closet. Also, no separate exterior entrance should be allowed.

So as not to appear unreasonable, Ms. Abbott feels that an ADU-sized addition (without a garage or third level) would be more in keeping with the rest of the development.

Thanks in advance for your consideration of her request.

Jacques St Lazare for Julie Abbott
916-660-6460
isogrifo67@yahoo.com

From: [Blondin Steve](#)
To: [Mar, Escarlet](#)
Subject: Re: PL22-0031 SRSP PCL 57 - Egov Addition
Date: Sunday, June 5, 2022 10:18:55 PM
Attachments: [image008.png](#)
[image008.png](#)

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Main concerns are that the house will be around 4200+sq ft when finished . the biggest homes in our neighborhood are 2100 ft . There are many 1500 sq ft , one story homes surrounding the proposed project. A home this large will NOT fit in with the esthetics of the neighborhood at all.

Other concerns are the 3rd story tower portion which will only enhance the non homogenization of the project. Like they say on Sesame Street: one of these things is not like the others, one of these things just doesn't belong. The proposed driveway to the side/ rear if the property is also an esthetic concern. While the project is being proposed as only one extra bedroom with a game room etc, the possibility (and probability) that it will be used as a rental or live in extended family space is also concerning due to extra traffic, parking, and noise that may be produced.

I've spoken with quite a number of other neighbors and not one was on board with this project as it is proposed. A smaller (1000-1200) sq ft addition that doesn't rise to a 3rd floor would probably not produce as much opposition.

Sent from my iPad

On Jun 2, 2022, at 3:27 PM, Mar, Escarlet <EMar@roseville.ca.us> wrote:

Good afternoon Steve,

Your email has been received. To better assist us it would be very helpful for you to send us your concerns so we can get those in our staff report for the Planning Commission.

Regards,

Escarlet Mar

Associate Planner

Development Services - Planning Division

o: (916) 774-5247

f: (916) 774-5129

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<!--[if !vml]--><!--[endif]-->

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



From: Steve BLondin <blondinsp@gmail.com>
Sent: Wednesday, June 1, 2022 9:01 PM
To: Mar, Escarlet <EMar@roseville.ca.us>
Subject: RE: PL22-0031 SRSP PCL 57 - Egov Addition

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Hi, sorry that this request is one day late. I had computer problems. I know that I requested a hearing a few days ago when I spoke with you by phone, but to put it in writing, I would like to request a public hearing regarding the proposed project on Miners Ravine Dr in Roseville.

Thank You.
Steve Blondin 9166776810
3740 Giggs Way, Roseville ca 95661

Sent from [Mail](#) for Windows

From: [Mar, Escarlet](#)
Sent: Friday, May 27, 2022 8:41 AM
To: blondinsp@gmail.com
Subject: PL22-0031 SRSP PCL 57 - Egov Addition

Good morning Steve,

Thank you for contacting the City of Roseville regarding the recent Notice of Intent letter you received in the mail. As discussed, the applicant is proposing an addition to an existing two-story home. The addition includes recreational uses on the first floor, a guest bedroom on the second floor, and a loft on the third floor. For reference, attached is a copy of the proposed plans. Please note that the last day to request a public hearing for this project is May 31st at 5:00 pm.

As always, if you have any questions do not hesitate to contact me.

Regards,

Escarlet Mar
Associate Planner
Development Services - Planning Division
o: (916) 774-5247
f: (916) 774-5129

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<!--[if !vml]--><!--[endif]-->

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From: [Mar, Escarlet](#)
To: mhivers@comcast.net; "Jeff Marschner"
Subject: RE: PL22-0031-3736 Miners Ravine Dr.
Date: Thursday, June 30, 2022 2:08:00 PM
Attachments: [image001.png](#)

Good afternoon Mary and Jeff,

Thank you both for your comments, they have been received. Additionally, I have added Jeff to the mailing list.

Regards,

Escarlet Mar

Associate Planner

Development Services - Planning Division

o: (916) 774-5247

f: (916) 774-5129

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From: mhivers@comcast.net <mhivers@comcast.net>
Sent: Wednesday, June 29, 2022 2:06 PM
To: Mar, Escarlet <EMar@roseville.ca.us>
Cc: 'Jeff Marschner' <jeffmarschner@yahoo.com>
Subject: RE: PL22-0031-3736 Miners Ravine Dr.

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Good Afternoon Escarlet Mar,

This matter came to my attention yesterday when I was going through some old mail. I live at 3696 Miners Ravine Drive. Pursuant to your comments below, I must be in the 300 ft range; however, there is just one house and a street between me and the subject property. I do not believe that is a sufficient area to notify of such a proposal in a neighborhood with single family houses spaced moderately apart. I strongly recommend an amendment to the City Municipal Code to expand that distance to 800 to 1,000 feet away from a subject property. As I said, because the street takes up some of that 300 ft, there is only one house between myself and the subject. 300 feet is not adequate notification area.

As Jeff stated, this neighborhood is mostly single-story homes and some two-story homes. I am totally opposed to allowing the construction of any three-story homes in our neighborhood!

Please keep me on your mailing list regarding this property.

Thank you,
Mary Helen Ivers
3696 Miners Ravine Drive
Roseville, CA 95661
mhivers@comcast.net

From: Mar, Escarlet <EMar@roseville.ca.us>
Sent: Wednesday, June 29, 2022 1:44 PM
To: Jeff Marschner <jeffmarschner@yahoo.com>
Cc: Mary Helen Ivers <mhivers@comcast.net>
Subject: RE: PL22-0031-3736 Miners Ravine Dr.

Good afternoon Jeff,

As required per the City's Municipal Code, property owners within 300-feet of the project site were notified of the proposed project. Your property is outside the 300-foot radius, which is why you and some of your neighbors did not receive a project notification.

The applicant is working on revising his plans and he has agreed to remove the third story element. A copy of the most recent plans is attached for your reference. Please note the applicant is still working on revising his plans and a final project design is forthcoming.

The project is tentatively scheduled for Planning Commission on August 11th at 6:30 pm. Notices of the public hearing will be mailed to property owners within 300-feet of the project site 10 days before the meeting. If you would like to be included in the mailing list please let me know by responding to this email and I can most certainly add you to the mailing list.

As always, if you have any questions please do not hesitate to contact me.

Regards,

Escarlet Mar
Associate Planner
Development Services - Planning Division
o: (916) 774-5247
f: (916) 774-5129

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From: Jeff Marschner <jeffmarschner@yahoo.com>

Sent: Wednesday, June 29, 2022 10:46 AM

To: Mar, Escarlet <EMar@roseville.ca.us>

Cc: Mary Helen Ivers <mhivers@comcast.net>

Subject: PL22-0031-3736 Miners Ravine Dr.

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I live down the street from the proposed addition.(3673 Miners Ravine Drive).

1. What notice was given to residents in the neighborhood.? Several neighbors feel blind-sided.
2. This property surrounded by primarily single story (and a few 2 stories) homes. Is it really appropriate to approve a 3 story 'addition'?
3. Where or how can I review any detailed plans for this project.

Thankyou

Jeff Marschner

916 996 3578

[Sent from Yahoo Mail on Android](#)

From: [Jeff Marschner](#)
To: [Mar, Escarlet](#)
Subject: RE: PL22-0031-3736 Miners Ravine Dr.
Date: Wednesday, June 29, 2022 2:32:48 PM
Attachments: [image001.png](#)

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Thankyou for your prompt and thorough response.

The removal of the third story removes my major concern. The new garage is essentially a one car garage with ingress 'one lane' and the sauna occupying a portion of the garage.

There are already too many cars parked in driveways and on the street in the Elliot development due to limited storage space in the houses. This forces otherwise stored items into the garages. It I am assuming (and hoping) that the new project will continue to allow 2 car parking in the existing garage and that it will be used for that purpose.
Please add me to the mailing list.

Thank you
Jeff Marschner

[Sent from Yahoo Mail on Android](#)

On Wed, Jun 29, 2022 at 1:44 PM, Mar, Escarlet <EMar@roseville.ca.us> wrote:

Good afternoon Jeff,

As required per the City's Municipal Code, property owners within 300-feet of the project site were notified of the proposed project. Your property is outside the 300-foot radius, which is why you and some of your neighbors did not receive a project notification.

The applicant is working on revising his plans and he has agreed to remove the third story element. A copy of the most recent plans is attached for your reference. Please note the applicant is still working on revising his plans and a final project design is forthcoming.

The project is tentatively scheduled for Planning Commission on August 11th at 6:30 pm. Notices of the public hearing will be mailed to property owners within 300-feet of the project site 10 days before the meeting. If you would like to be included in the mailing list please let me know by responding to this email and I can most certainly add you to the mailing list.

From: [Renee Griffin](#)
To: [Mar, Escarlet](#)
Subject: File/Project Number PL22-0031
Date: Sunday, July 17, 2022 7:06:59 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.

Hi Escarlet,

Per our phone conversation, and your request for my email with my contact information and reasons why we, my Husband and I oppose the Egov Addition at 3736 Miners Ravine Dr.

According to the Project Description, if allowed, this would be a three-story single family residential residence. A three-story home was not part of planned community. Therefore, should not be permitted.

Refer to: Stoneridge Pacific Plan

Please contact me with a hearing date and all information

David & Renee Griffin
3724 Giggs Way
Roseville, Ca. 95661

Respectfully,

David & Renee Griffin