

Mary Jo Flynn-Nevins
7056 Greenford Way
Roseville, CA 95747

Sean Morales
Associate Planner
Development Services Department - Planning Division
311 Vernon Street
Roseville, CA 95678

RE: WB-42 REZONE PROJECT SUPPORT WITH AMENDMENTS

Dear Mr. Morales,

I would like to offer my support with amendments for the proposal to change the size of two parcels for lot WB-42. I would like to request that in the community commercial designated lot, drive-through businesses be prohibited. Further, the property owner indicated that the split lot was 1 acre too small to support a gas station (a requirement of Safeway grocery at 8.5 acres) and I would like to request a prohibition of gas stations as well. As a safety consideration for school-aged children traveling to Westbrook Elementary, I ask for assurance that a traffic signal at Solaire and Westbrook is installed before either lot breaks ground for development.

I oppose rezoning the remaining lot as medium density housing. Within the Sierra Vista Plan almost all of the designated community commercial along Pleasant Grove has been reduced or eliminated over the last several years. The original designation promised to be a solution to the walkability of the Sierra Vista Plan allowing residents to make car-free trips to shopping and dining. This will lead to higher costs for residents over time as the state continues to tighten restrictions around air quality, carbon footprint, carbon credits, etc.

I am very concerned that in the 20-30 year horizon we will see a vast need for the previously eliminated commercial zoning and I would hate to see the current planning commission and city council authorize the building of future food and retail deserts. I believe doing so will only see a decline in housing values if residents seek amenities and buy or rent housing in other more pedestrian friendly communities.

For the lot proposed to change zoning, I would much prefer to see this lot zoned as mixed-use with retail/professional office on the first floor, and residential on the second and third floors. I believe this honors the original intent of the master plan for community commercial for the entire 14.5 acres, but allows the immediate use of residential which will help the housing stock in Roseville. Aesthetically, a three-story structure is no different than the same height structure adjacent to St. John's Church.

I'm including links to single-family and townhouse style architectural plans that I believe would be suitable for development in this area. I know much interest around mixed-use is within downtown centers focused on revitalization. However, what if there was an opportunity to create a vibrant live-work and retail space from the ground up? I believe the walkability and environmental benefits along with having a live-work lifestyle in a suburban community brings a different vibe than an active all-hours downtown core. Having a known pool of workers, I believe, would also entice restaurants and other amenities to the commercial lot, something that housing alone may not accomplish.

Concept 1: Detached Home

[4 New Live/Work Housing Design Solutions | ProBuilder](#)

ARCHITECT: Kevin L. Crook Architect, Kevin Crook, kcrook@klcarch.com, 949.660.1587

DIMENSIONS: Width: 24 feet, Depth: 37 feet, Living area: 1,998 sf



- A Work space on ground level
- B Private powder room
- C Work space private entry
- D Shared entry to living area, work space, and garage
- E First-floor living space features common areas
- F Second-floor living space is dedicated to bedrooms/private areas

Concept 2: Townhouse “Main Street” Style

[4 New Live/Work Housing Design Solutions | ProBuilder](#)

ARCHITECT: Dahlin Group Architecture | Planning, emily.bonato@dahlingroup.com, 925.251.7203

DIMENSIONS: Width: 26 feet, Depth: 46 feet, Living area: 1,734 sf



PLAN 3



- A Street-facing work space provides visibility to vehicle and pedestrian traffic
- B Separate entry to the living area is set back and has contrasting finishes
- C Work space with private bathroom
- D Dedicated storage for work space, with access to rear-loaded garage
- E Main living located on second floor in an open-concept layout
- F Third floor features the master suite, maximizing privacy from both the main living and work spaces

Article supporting live-work housing:

The Case for Live-Work Design Buildings (Zero Commute) [Living Above the Store: The Case for Live-Work Buildings - Moss Architecture \(moss-design.com\)](https://moss-design.com/blog/living-above-the-store-the-case-for-live-work-buildings)

In summary, I believe the owner has been honest in the challenges of finding a developer for the entire 14.5 acre parcel. However, I believe converting the balance of the lot to mixed-use does more to allow independent operation of ground-floor business, is a solution for the ever-growing

work from home lifestyle, encourages local business development, and supports the government with a mix of sales, business license, and property taxes.

I appreciate the opportunity to provide comments on this proposal and appreciate your careful consideration of resident comments for this decision.

Respectfully,

A handwritten signature in blue ink that reads "Mary Jo Flynn-Nevins". The signature is written in a cursive, flowing style.

Mary Jo Flynn-Nevins

cc: John Prior, Planning Commission Chair
Scott Alvord, District 5 Council Member