

**From:** [JLP Faulk](#)  
**To:** [Morales, Sean](#)  
**Subject:** Comment re: Westbrook Commercial Property  
**Date:** Tuesday, September 17, 2024 4:40:32 PM

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Project Title: SVSP PCL WB-42-Rezone and Land Use Amendment  
File #: [PL24-0397](#)  
Address: 2931 Pleasant Grove Blvd/ Westbrook Commercial Property

To: S. Morales, Roseville City Planning Commission

From: Jennifer Faulk, Resident, 4025 Sungate Lane, 95747

I am a resident of Heritage Solaire in Westpark and am writing to submit my comments regarding the above proposal:

After attending two neighborhood forums where Mr. Tallman has explained his plan to rezone this commercial property for housing instead of commercial use, I am opposed to the rezoning. As I expressed at the first forum, the Westpark area is in danger of becoming an "anyplace USA" jungle of stucco houses with a few routine chain stores and restaurants here-and-there. The only place that brings any character to our community is the tiny 747/MoJo's commercial development. The 14 ½ acre commercial site being discussed is the perfect place to break the mold and plan an attractive shopping/service/entertainment center that has a mix of locally owned and "chain" type shops, eateries, services and things to do. It can be a beautiful place for Westpark neighbors to walk to, for people from the nearby soccer complex to stop by between games, and a destination for people from other areas of Roseville. Goggle "The Marketplace", Bakersfield CA, for an example of this. Initially, that developer wanted to break up that large commercial parcel into a mix of apartments, business offices and the usual grocery store/gas station. The neighbors wanted a walkable-village concept of mixed shopping/dining/entertainment. The developer said it couldn't be done but the neighbors pushed back and the result was a beautiful and unique venue that attracted people from all over the city.

Mr. Tallman pointed out that he's been trying to market the development to commercial buyers for many years, but I would point out that it is still too early to give up on commercial use. Westbrook Blvd has yet to be expanded to six lanes, the soccer/sports complex has yet to be opened, and nearby housing has not yet been built out. It seems reasonable to assume that certain types of commercial developers may be more interested in the property once these things come to pass. I believe that it's too soon to "give up" on this commercial parcel and turn it into housing. Once half of the commercial property is gone, it's gone forever. There will

always be an opportunity to revisit the rezoning issue again in the future, but for now I believe that the whole 14 ½ acres should remain commercial.

When I bought my property here in the Heritage Solaire 55+ community, I bought with the understanding that there would be shopping and services within walking distance on both ends of our neighborhood and that there would be a large multi-use park behind the community on Solaire Drive. It was a perfect scenario for this soon-to-be Grandma to relocate for the rest of my retirement. I envisioned being able to access shopping and services long after I am too old to drive, and to walk my toddler/preschool-aged grandchildren to the park to play. So far I have been disappointed: The commercial lot on the corner of Pleasant Grove and Daylight was turned into housing, and the original plans for the park were scaled back severely.

I am still pleased to be living in such a beautiful part of northern California where the City Planners have had the foresight to build around swaths of green spaces with lovely multi-use trails and to have ample water and electricity to support Westpark. I still have faith that the City of Roseville will continue to support the promise of ample shopping, dining and services for the people in this area, and that you will strive to attract the mix of independently owned and "chain" style retail/services that will give this area character and an outstanding lifestyle.

Thank you for considering my comments.