



MEMORANDUM

DATE: November 7, 2017

TO: Planning Commissioners

FROM: Dara Dungworth, Senior Planner
Bret Finning, Planning Services Manager
Marc Mondell, Economic & Community Development Director

RE: Blue Memo # 3
November 7, 2017 Planning Commission Agenda Packet
Agenda Item # 7, Sierra Gateway Apartments
Public Correspondence

Subsequent to the distribution of the agenda packet for the November 7, 2017 Planning Commission meeting, Blue Memo # 1 of November 3, 2017, and Blue Memo # 2 of November 6, 2017, public correspondence for the Sierra Gateway Apartments project was received. The compiled letters are provided as Attachment 1 to this Blue Memo.

Attachment 1 – Public Correspondence

ATTACHMENT 1
PUBLIC CORRESPONDENCE

From: lena.geiser@9round.com
To: [Michele Vass](#); [Gregg McKenzie](#); [Carl Sloan](#); [Brian Whitmore](#); [Pierre Martinez](#)
Cc: [Barbara Ivanusich](#); [Dara Dungworth](#)
Subject: New Apartment Complex
Date: Monday, November 06, 2017 3:56:19 PM
Attachments: [img-0.png](#)

City of Rocklin Planning Commission:

Brian Whitmore
Gregg McKenzie
Michele Vass
Pierre Martinez
Carl Sloan
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

Dear Mr. Sloan, Mr. Martinez, Mr. Whitmore, Mr. McKenzie and Ms. Vass,

I applaud recent efforts made by the City to attract and retain new businesses, promoting Rocklin as an ideal location to live, work, dine and shop. As a small business owner in Rocklin, my family's livelihood depends on a robust local economy, access to responsible and retainable employees, and residents that support their local retailers.

My business, a neighborhood fitness studio, is located across Sierra College Blvd. from a proposed new apartment community, Sierra Gateway Apartments, which will bring additional residents, potential employees and customers necessary to support my business and those of my neighbors.

I urge you to support the development of this project.

Sincerely,



Lena Geiser
Owner, 9Round Sierra College
5050 Rocklin Rd., Suite A3
916-824-2973



AREA CHAMBER OF COMMERCE

Promoting business, building community

November 3, 2017

City of Rocklin Planning Commission:

Brian Whitmore

Gregg McKenzie

Michele Vass

Pierre Martinez

Carl Sloan

City of Rocklin

3970 Rocklin Road

Rocklin, CA 95677



Dear Commissioners Whitmore, McKenzie, Vass, Martinez and Sloan:

As chairman of the Rocklin Chamber's Government Relations Committee, I am writing to request your support of a proposed apartment development, Sierra Gateway, at the intersection of Sierra College Blvd. and Rocklin Road. The project is set for Planning Commission review on Tuesday, November 7.

This new community has been designed to bring almost 200 apartment homes and an estimated 400-500 new residents to our city, in an area where investments have upgraded and created new infrastructure. Additionally, the many new businesses in Rocklin Commons and Crossings stand to benefit greatly from an influx of new residents.

The project comprises nine two-story buildings, which have been set back and sited on the property with sensitivity to the privacy of residents in the adjacent homes. In total, 7.82 acres of the 10.19-acre site will be developed. The remaining 2.37 acres will remain undeveloped, preserving open space and several existing trees in perpetuity.

The development of this parcel is in keeping with the current zoning and the minimum requirements for high-density residential development, and will provide a positive economic benefit to our community, both in terms of consumers and potential employees for local businesses.

Thank you for your time and thoughtful service to our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Breninger'.

David Breninger

Chair, Government Relations Committee

November 3, 2017

City of Rocklin Planning Commission:

Brian Whitmore

Gregg McKenzie

Michele Vass

Pierre Martinez

Carl Sloan

City of Rocklin

3970 Rocklin Road

Rocklin, CA 95677

Dear Commissioners Whitmore, McKenzie, Vass, Martinez and Sloan:

As president of the Rocklin Chamber Board of Directors, I am writing to request your support of a proposed apartment development, Sierra Gateway, at the intersection of Sierra College Blvd. and Rocklin Road. The project is set for Planning Commission review on Tuesday, November 7.

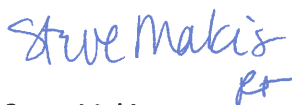
This new community has been designed to bring almost 200 apartment homes and an estimated 400-500 new residents to our city, in an area where investments have upgraded and created new infrastructure. Additionally, the many new businesses in Rocklin Commons and Crossings stand to benefit greatly from an influx of new residents.

The project comprises nine two-story buildings, which have been set back and sited on the property with sensitivity to the privacy of residents in the adjacent homes. In total, 7.82 acres of the 10.19-acre site will be developed. The remaining 2.37 acres will remain undeveloped, preserving open space and several existing trees in perpetuity.

The development of this parcel is in keeping with the current zoning and the minimum requirements for high-density residential development, and will provide a positive economic benefit to our community, both in terms of consumers and potential employees for local businesses.

Thank you for your time and thoughtful service to our community. If you have any questions, please do not hesitate to contact me at (916) 624-2548.

Sincerely,



Steve Makis

Board Chair, Rocklin Chamber of Commerce



Dear Mr. Sloan, Mr. Martinez, Mr. Whitmore, Mr. McKenzie and Ms. Vass,

I applaud recent efforts made by the city to attract and retain new businesses, promoting Rocklin as an ideal location to live, work, dine and shop. As a small business owner in Rocklin, my family's livelihood depends on a robust local economy, access to responsible and retainable employees, and residents that support their local retailers.

My business, MOD Pizza, is located just a mile from a proposed new apartment community, Sierra Gateway Apartments, which will bring additional residents, potential employees and customers necessary to support my business and those of my neighbors.

I urge you to support the development of this project.

Sincerely,

Trevor Sanders
Owner, MOD Pizza
5400 Crossings Dr.



Dear Mr. Sloan, Mr. Martinez, Mr. Whitmore, Mr. McKenzie and Ms. Vass,

I applaud recent efforts made by the city to attract and retain new businesses, promoting Rocklin as an ideal location to live, work, dine and shop. As a small business owner in Rocklin, my family's livelihood depends on a robust local economy, access to responsible and retainable employees, and residents that support their local retailers.

My business, MOD Pizza, is located just a mile from a proposed new apartment community, Sierra Gateway Apartments, which will bring additional residents, potential employees and customers necessary to support my business and those of my neighbors.

I urge you to support the development of this project.

Sincerely,

Trevor Sanders
Owner, MOD Pizza
5400 Crossings Dr.

From: [Loren Katzman](#)
To: [Michele Vass](#); [Gregg McKenzie](#); [Carl Sloan](#); [Brian Whitmore](#); [Pierre Martinez](#)
Cc: [Barbara Ivanusich](#); [Dara Dungworth](#)
Subject: Sierra Gateway Apartments
Date: Tuesday, November 07, 2017 8:56:58 AM

Dear Mr. Sloan, Mr. Martinez, Mr. Whitmore, Mr. McKenzie and Ms. Vass,

We applaud recent efforts made by the city to attract and retain new businesses, promoting Rocklin as an ideal location to live, work, dine and shop. As small business owners in Rocklin, our family's livelihood depends on a robust local economy, access to responsible and retainable employees, and residents who support their local retailers.

Our business, Mooyah, is located just a mile from a proposed new apartment community, Sierra Gateway Apartments, which will bring additional residents, potential employees and customers necessary to support my business and those of my neighbors.

I urge you to support the development of this project.

Sincerely,

Loren Katzman

Burgers are Best!

Loren Katzman

Nor Cal Development | MOOYAH Burgers • Fries • Shakes
LKatzman@mooyah.com | 702-499-3993 | www.mooyah.com
1815 Ygnacio Valley Rd., Suite D, Walnut Creek, CA 94598

The information contained in this message and any attachments is intended only for the use of the individual or entity to which it is addressed, and may contain information that is PRIVILEGED, CONFIDENTIAL, and exempt from disclosure under applicable law. If you are not the intended recipient, you are prohibited from copying, distributing, or using the information. Please contact the sender immediately by return e-mail and delete the original message from your system.

November 6, 2017

Re: Proposed Sierra Gateway Apartments, Rocklin Road and Sierra College Boulevard

Dear City of Rocklin Planning Commissioner,

I am a homeowner in the Hidden Creek community, just south of the proposed site. Streets in our neighborhood include Daffodil Circle, Water Lily Lane and Lavender Court.

While I understand the desire for housing near Sierra College, and I would welcome high-quality housing adjacent to Hidden Creek, this particular site does not support the proposed development.

Density, height and lot coverage are incompatible with the neighborhood, and traffic at this corner is already unsafe. Reducing density to the existing neighborhood scale would alleviate most of the conflicts noted below:

1. Vehicle access to the project now depends on using others' driveways (Rocklin Manor and Water Lily Lane), a questionable practice. Cars from an additional 200 dwellings at this corner would overwhelm an already congested area.

Note that Water Lily Lane (off Sierra College Boulevard) is the only access to the 47 homes in Hidden Creek. Hidden Creek homeowners must cross multiple lanes of Sierra College Boulevard at 50 mph to get to I-80 or Sacramento, and a U-turn at either Rocklin Road or El Don is necessary for each trip. This is already an unsafe work-around.

Likewise, the existing street across Sierra College Boulevard from Water Lily Lane has the same issue with crossing lanes and U-turns. Adding 200 units to the mix could create gridlock just because of these work-arounds.

No project access to or egress from Water Lily Lane should be allowed because traffic patterns are already unsafe. Emergency vehicles are OK, construction equipment is not.

Additionally, citizens who use Rocklin Road say it frequently backs up due to the existing Rocklin Manor apartments.

2. Proposed building heights are excessive and will tower over Hidden Creek housing to the south.

Ground elevation at Water Lily Lane is 320 feet; at Rocklin Road it is 342 feet. Proposed buildings are 35 feet high, and most rooflines would be at elevation 377 feet, approximately 57 feet above Water Lily Lane.

This is the equivalent of multiple 57-foot high (five-story) buildings to the north of Hidden Creek, not exactly the two and three stories promised. This will overwhelm the one- and two-story Daffodil Circle dwellings.

The elevation differential between sites also creates opportunities for car headlights to become a significant nuisance to neighbors south of the project.

All of the above could be mitigated by reducing the density to match adjacent parcels.

3. The proposed site is almost 100% paved or built upon. This creates excessive surface storm drainage runoff. It drains toward the southwest of the site, near Water Lily Lane and Sierra College Boulevard, and appears to run across Water Lily Lane.

Substantial flooding has already occurred in several Hidden Creek homes due to poor maintenance of storm drains at the existing Rocklin Manor apartments. Note that there is significant landscaping at Rocklin Manor to mitigate storm drain runoff; the proposed development will generate much more surface runoff. It is not clear whether the City or the project owner is responsible for these storm drain lines. Again, Water Lily Lane is the only access to our homes; it cannot flood.

If the proposed project had more landscaping and open space, storm drainage volume could be better managed.

4. The project would require clearing the site of hundreds of oak trees, to accommodate the extreme density. Again, reducing the density and lot coverage would allow more trees to remain, preserving the existing neighborhood quality.

Finally, all signs point to a project with density more in line with the existing neighborhood. Please be open to what the community is trying to tell you - this is the wrong site for this project.

Respectfully Submitted,

Kim Steinjann
Lavender Court, Rocklin
Retired Architect, Degreed Civil Engineer, Construction Manager