



November 18, 2015

Mayor Dan Wolk
Mayor Pro Tempore Robb Davis
Council Member Rochelle Swanson
Council Member Lucas Frerichs
Council Member Brett Lee

Re: Proposed Apartment Project – 2100 5th Street

Dear Mayor Wolk and Council Members:

The Rancho Yolo Community is very distressed and disappointed by the lack of response from City Council members to our many expressions of concern about the enormous Dinerstein Apartment Project.

We have reviewed the City staff letters to the Dinerstein developer commenting on the proposed project and found not a single mention of Dinerstein's complete disregard for the City General Plan and the City policies and guidelines for multi-family housing complexes. Both the City Planning Commission and the City Council provided Dinerstein with the opportunity for a preliminary review of their proposed 270-Apartment Project. Yet not a single comment has been forthcoming from any member of the City Council about the massive size of this project and the developer's total contempt for our community standards.

You are well aware of the issues. For example, the project proposes 843 apartment units with a housing density of 45 units per acre that far exceeds the General Plan's 16.8 to 30 units per acre requirement for housing density. The project with 270 apartments is inconsistent with City policy and guidelines that state, "Multi-family housing complexes should be designed, constructed and managed in projects of no more than 150 units." The City Planning Department noted in its staff report that the only exception to the 150-unit limit is the University Retirement Community.



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The General Plan and the City policies and guidelines are the product of extensive study and work by citizen committees and represent standards that have been adopted by the Planning Commission and the City Council. It stands to reason that the Commission and Council should require developers to meet those standards. Unfortunately, the City response to this project to date leaves us to believe that Dinerstein has received a “green light” for this project, provided they meet the City’s affordable housing goals. Rancho Yolo is an affordable housing community that will suffer significant adverse impacts if this project is approved.

We deserve and expect a response from the City Council members that addresses our concerns.

Sincerely,

Bea Vincent
President

Jerry Hallee
Vice President