

Petition against Mirabella Condominiums at Empire Ranch

Petition to: Folsom Mayor, City Council, Planning Commissioners, and Architectural Review Commissioners
Subject: Reference Number PN05-188, Mirabella Condominiums at Empire Ranch

It is known that the applicant, Elliott Homes is requesting approval of a General Plan Amendment, Specific Plan Amendment, Tentative Subdivision map and Planned Development Permit to develop a 154-unit condominium project to be known as Mirabella at Empire Ranch. The proposed project, which is part of the Empire Ranch Specific Plan, is located on an 11.47-acre site located at the southwest corner of East Natoma Street and Golf Links Drive. The project is zoned SP92-3 and designated C-1 PD (Neighborhood Business, Planned Development District) within the Empire Ranch Specific Plan, and the General Plan land-use designation for the site is NC (Neighborhood Commercial). The applicant is proposing to change the General Plan land use designation to MMD (Multifamily Medium Density) and to change the specific plan designation to R-M PD (Residential Multifamily Dwelling District) within the Empire Ranch Specific Plan.

We, the undersigned registered voters, and residents of Folsom, California, are first and foremost **AGAINST** the proposed rezoning of this parcel of land and prefer to keep the current zoning in place. Secondly, if this rezoning somehow passes over our strong objections, we want to make sure that you know that having 154 three story or even 100 two story condominium units is **NOT acceptable** on this parcel. If Multifamily zoning is approved over our strong objections, the only condominium complex we would consider to have an acceptable compatibility with the surrounding residential areas is to have a maximum of 45 or 50 single story luxury condominiums, ranging from 2,000 to 3,000 square feet, with steep pitched roofs, multiple roof lines, dormers, all with a full compliment of upgrades available. This complex also to include a clubhouse and swimming pool with a shaded grass and picnic area.

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