



DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, CA 95678
(916) 774-5276

Date: November 18, 2019
To: RCONA
Subject: 8151 Industrial Ave

Dear Board Members:

You may be interested to know that the Roseville Planning Division has received a development application for the project identified below. Notice will be mailed to property owners adjacent to the project prior to action on the application. We invite you to review this request and to forward your comments and/or questions to us. Key project information relating to this project is provided as follows:

File #: PL19-0243

Project Name: NIPA PCL 51 – INDUSTRIAL AVE SELF-STORAGE

Description: REQUEST FOR A DESIGN REVIEW PERMIT TO CONSTRUCT A SELF-STORAGE FACILITY WITH OFFICE AND MANAGER'S APARTMENT. THERE ARE FOUR 1-STORY AND TWO 2-STORY SELF-STORAGE BUILDINGS PLUS AN OFFICE BUILDING WITH MANAGER'S APARTMENT OVER TOP FOR A TOTAL OF 7 BUILDINGS. THE TOTAL SQUARE FOOTAGE FOR THE SELF-STORAGE BUILDINGS IS 101,339 SF. THE TOTAL SQUARE FOOTAGE FOR THE OFFICE/MANAGER'S APARTMENT IS 4,431 SF FOR AN OVERALL TOTAL OF 105,770 SF. ACCESS WILL BE OFF OF INDUSTRIAL AVENUE.

Site Location: 8151 INDUSTRIAL AVE

APN: 017-410-017-000

Specific Plan Area: NI

Specific Plan Parcel #: 51

Zoning: M1

General Plan: LI

Applicant: RSC ENGINEERING, INC. – ATTN: TIFFANY WILSON – 2250 DOUGLAS BLVD., SUITE 150 – ROSEVILLE, CA 95661

Owner: PLEASANT GROVE SELF-STORAGE-INDUTRIAL AVENUE, LLC – ATTN: MARK RYAN – 20 ANTONIO COURT, ROSEVILLE, CA 94028

If you are interested in having this project presented at one of your neighborhood association meetings, please contact the applicant at the phone number provided above or me at 774-5276 to discuss such a meeting. Please make requests for presentations at least two weeks prior to your meeting date so that we can assure that a City representative can attend. If possible, please put this item at the start of your agenda, after the minutes and treasurer's report.

If you have any questions or comments regarding this project, I can be contacted in the Planning Division at 311 Vernon Street or by phone at 774-5276. Your comments are very important to us as we work together to make Roseville a better community.

Sincerely,

Sean Morales, Assistant Planner
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Find us online at
www.roseville.ca.us