

**DATE:** October 8, 2021  
**FROM:** Sean Morales, Associate Planner

**SUBJECT: NOTICE OF INTENT TO APPROVE A MODIFICATION TO A DESIGN REVIEW PERMIT**

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that a Design Review Permit Modification (DRPMOD) application has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues administrative approvals for minor types of projects, based on our review of the application and consistency with City standards, and will not hold a public hearing unless one is requested by you or another interested individual. The Planning Manager intends to approve the permit ten days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Sean Morales, by phone at (916) 774-5282 or e-mail at [smorales@roseville.ca.us](mailto:smorales@roseville.ca.us). All requests for a public hearing must be in writing (to Sean Morales, Planning Division, 311 Vernon Street, Roseville, CA 95678) and must be received no later than 5 p.m. on the date noted below. If a public hearing is requested, you will receive notice of the date, time, and place of the public hearing. The Planning Manager's action to approve this permit may be appealed to the Planning Commission within 10 days of the approval date.

**Project Description**

**Applicant:** Tiffany Wilson, RSC Engineering, Inc.

**Owner:** Mark Ryan, Pleasant Grove Self-Storage-Industrial Avenue, LLC

**Date Filed:** July 13, 2021

**Project Name and File #:** NIPA PCL 51 – Industrial Ave Self-Storage Modification;  
File# PL21-0246

**Project Address:** 8151 Industrial Ave.

**Request:** Request for a modification to an approved Design Review Permit (File# PL19-0243). The modifications include consolidating buildings 5 and 6 into one building, increasing the overall building area on the site by 9,415 sf for a total building area of 115,185 sf, and making other minor modifications to building height and materials.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15305, Minor Alterations in Land Use Limitations and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

**LAST DAY TO REQUEST A PUBLIC HEARING: October 18, 2021 by 5 p.m.**

Note: If a decision is challenged in court, the challenge may be limited to raising only those issues which were raised at a public hearing or in written correspondence delivered to the Planning Division at, or prior to, the public hearing. A public hearing for this application will not be held unless you or another individual requests a public hearing.

**DATE:** October 8, 2021  
**FROM:** Sean Morales, Associate Planner

**SUBJECT: NOTICE OF INTENT TO APPROVE A MODIFICATION TO A DESIGN REVIEW PERMIT**

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that a Design Review Permit Modification (DRPMOD) application has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues administrative approvals for minor types of projects, based on our review of the application and consistency with City standards, and will not hold a public hearing unless one is requested by you or another interested individual. The Planning Manager intends to approve the permit ten days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Sean Morales, by phone at (916) 774-5282 or e-mail at [smorales@roseville.ca.us](mailto:smorales@roseville.ca.us). All requests for a public hearing must be in writing (to Sean Morales, Planning Division, 311 Vernon Street, Roseville, CA 95678) and must be received no later than 5 p.m. on the date noted below. If a public hearing is requested, you will receive notice of the date, time, and place of the public hearing. The Planning Manager's action to approve this permit may be appealed to the Planning Commission within 10 days of the approval date.

**Project Description**

**Applicant:** Tiffany Wilson, RSC Engineering, Inc.

**Owner:** Mark Ryan, Pleasant Grove Self-Storage-Industrial Avenue, LLC

**Date Filed:** July 13, 2021

**Project Name and File #:** NIPA PCL 51 – Industrial Ave Self-Storage Modification;  
File# PL21-0246

**Project Address:** 8151 Industrial Ave.

**Request:** Request for a modification to an approved Design Review Permit (File# PL19-0243). The modifications include consolidating buildings 5 and 6 into one building, increasing the overall building area on the site by 9,415 sf for a total building area of 115,185 sf, and making other minor modifications to building height and materials.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15305, Minor Alterations in Land Use Limitations and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

**LAST DAY TO REQUEST A PUBLIC HEARING: October 18, 2021 by 5 p.m.**

Note: If a decision is challenged in court, the challenge may be limited to raising only those issues which were raised at a public hearing or in written correspondence delivered to the Planning Division at, or prior to, the public hearing. A public hearing for this application will not be held unless you or another individual requests a public hearing.