



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

Date: May 26, 2022
To: RCONA
Subject: 4178 Market Street

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 #: PL22-0125
Project Name: SVSP PLC CG-20 – Torrente in Sierra Vista
Description: The project is a request for a Design Review Permit for Residential Subdivision (DRRS) to modify the development standards for the subdivision and establish unit designs for 44 single-family homes in the Torrente Phase 3 subdivision of the Sierra Vista Specific Plan. The homes will consist of two (2) plan types ranging in size from 1,840 to 2,050 square feet.
Site Location: 4178 Market Street
APN: 498-010-062-000
Specific Plan Area: Sierra Vista Specific Plan
Specific Plan Parcel #: CG-20
Zoning: Small Lot Residential/Development Standard Overlay (RS/DS)
General Plan: Medium Density Residential (MDR)
Applicant: Matt Gustus, Anthem Properties
Owner: John J Jr Guerra
Other: Escarlet Mar, Associate Planner, emar@roseville.ca.us, (916) 774-5247

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,

Escarlet Mar, Associate Planner
emar@roseville.ca.us

Find us online at
www.roseville.ca.us