



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

Date: December 13, 2022
To: RCONA
Subject: 715 Sunrise Av.

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 #: PL22-0410
Project Name: INFILL PCL 229 – Dutch Bros Parcel Map
Description: Request for a Tentative Parcel Map to divide the existing lot into resultant Parcel 1 of .804 acres and Parcel 2 of .736 acres.
Site Location: 715 Sunrise Av.
APN: 470-010-044-000
Specific Plan Area: Infill
Specific Plan Parcel #: 229
Zoning: PD52
General Plan: BP
Applicant: Charles Ozanich, Bennett Engineering
Owner: Richard Place

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,

Shelby Maples, Associate Planner
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Find us online at
www.roseville.ca.us