



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

Date: March 8, 2023  
To: RCONA  
Subject: 500 N Sunrise Avenue

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 #: PL23-0034  
Project Name: NERSP PCL 5A – Chicago Fire Restaurant LLA  
Description: Request for a Lot Line Adjustment to add approximately 1,100 square feet of area along the western side of the property to enable the future addition of a patio area for the existing Chicago Fire Restaurant.  
Site Location: 500 N Sunrise Avenue  
APN: 015-450-044-000  
Specific Plan Area: Northeast Roseville Specific Plan (NERSP)  
Specific Plan Parcel #: 5A  
Zoning: Regional Commercial/Special Area-Northeast Roseville Specific Plan (RC/SA-NE)  
General Plan: Community Commercial/Regional Commercial (CC/RC)  
Applicant: Thomas Jordan, Giuliani & Kull-Auburn, Inc  
Owner: FIT Development LP

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,

Kinarik Shallow, Associate Planner  
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Find us online at  
[www.roseville.ca.us](http://www.roseville.ca.us)