



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

Date: May 25, 2023
To: RCONA
Subject: 416 Riverside 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 #: PL22-0373
Project Name: RGSP PCL RG-6 – 416 Lofts
Description: The project is a request for a Design Review Permit to remove the existing single-family home and construct a mixed-use development consisting of commercial uses and 18 multi-family residential units. The project consists of two (2), 3-story buildings with garages, surface parking spaces with carports, and all underground utilities.
Site Location: 416 Riverside Avenue
APN: 014-033-014-000
Specific Plan Area: Riverside Gateway Specific Plan (RGSP)
Specific Plan Parcel #: RG-6
Zoning: Commercial Mixed Use/Special Area-Riverside Gateway (CMU/SA-RG)
General Plan: Community Commercial (CC-3.9)
Applicant: Dana Moore, TSD Engineering, Inc.
Owner: Ashraf T Mohieldien
Other: Kinarik Shallow, Associate Planner, kshallow@roseville.ca.us, (916) 746-1309

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
kshallow@roseville.ca.us

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www.roseville.ca.us