



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

Date: January 3, 2024  
To: RCONA  
Subject: 161 S Lincoln 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 #: PL23-0358  
Project Name: INFILL PCL 32A – Pleis Addition  
Description: The request is for an Administrative Permit to allow a two-story, 1,127 square foot addition to an existing 1,620 square foot, single-family residence. The project will demolish an existing 380 square foot detached garage, as well as build a new 380 square foot garage attached to the house.  
Site Location: 161 S Lincoln Street  
APN: 013-141-015-000  
Specific Plan Area: Infill  
Specific Plan Parcel #: 32A  
Zoning: Two-Family Residential (R2)  
General Plan: Low Density Residential (LDR-5)  
Applicant: Jacob Pleis  
Owner: Jacob R Pleis and Natasha Pleis

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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[www.roseville.ca.us](http://www.roseville.ca.us)