



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

Date: September 8, 2021  
To: RCONA  
Subject: 6350 Baseline Road

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 #: PL21-0256

Project Name: SVSP PCL KT-40A and KT-40B – Estia

Description: The project includes a request for a Specific Plan Amendment to modify the existing Commercial Mixed Use/Special Area (CMU/SA) description within the Sierra Vista Specific plan, a Tentative Parcel Map to subdivide the 23-acre parcel into three parcels, a Tree Permit to remove a native oak tree, and a Design Review Permit to allow construction of a 209-unit multi-family residential project.

Site Location: 6350 Baseline Road

APN: 499-010-014-000

Specific Plan Area: Sierra Vista Specific Plan (SVSP)

Specific Plan Parcel #: KT-40A & KT-40B

Zoning: Commercial Mixed Use/Special Area (CMU/SA)

General Plan: Community Commercial (CC-9)

Applicant: Jeff Pemstein, Towne Development of Sacramento

Owner: KV Sierra Vista LLC

Other: Kinarik Shallow, Associate Planner, [kshallow@roseville.ca.us](mailto: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](mailto:kshallow@roseville.ca.us)

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