



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

Date: September 15, 2021  
To: RCONA  
Subject: 320 Vernon 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 #: PL21-0281  
Project Name: DTSP PCL DT-6 – Civic Plaza Residences Condominium Map  
Description: The project includes a request for a Tentative Condominium Map to create 52 condo units consisting of four (4) commercial units and 48 residential units. The Civic Plaza Residences project was approved under file #PL21-0013.  
Site Location: 320 Vernon Street  
APN: 013-091-003-000  
Specific Plan Area: Downtown Specific Plan (DTSP)  
Specific Plan Parcel #: DT-6  
Zoning: Commercial Business District/Special Area (CBD/SA-DT)  
General Plan: Commercial Business District (CBD-22.8)  
Applicant: Michael Chiara, Morton & Pitalo  
Owner: City of Roseville  
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)