



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

Date: December 9, 2021  
To: RCONA  
Subject: 1940 Blue Oaks Boulevard

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 #: PL21-0367  
Project Name: WRSP PCL F-31 – Pad 2 Drive-Through Building  
Description: The project includes a request for a modification to the Plaza at Blue Oaks Design Review Permit (file #PL17-0368) to convert the previously approved Pad 2 building from a multi-tenant building to a single-tenant building with a drive-through, and to reduce the square footage of the building from 3,750 square feet to 2,940 square feet.  
Site Location: 1940 Blue Oaks Boulevard  
APN: 017-117-093-000  
Specific Plan Area: West Roseville Specific Plan (WRSP)  
Specific Plan Parcel #: F-31  
Zoning: Community Commercial (CC)  
General Plan: Community Commercial (CC)  
Applicant: Joseph Zawidski, Signature Homes  
Owner: Fiddyment F-31 Retail 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)