



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

Date: April 25, 2022  
To: RCONA  
Subject: 2003 Peridot 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 #: PL22-0102  
Project Name: NCRSP PCL 13 – Bianchi Garage & Fitness Room  
Description: The request is for an Administrative Permit to construct a detached 2,256-square-foot accessory structure on a single-family residential lot. The accessory structure would include a garage with a workshop, a fitness area, an indoor spa room, and a restroom. In addition, the applicant proposes to create a new gated driveway entrance onto Diamond Oaks Blvd.  
Site Location: 2003 Peridot Street  
APN: 363-050-084-000  
Specific Plan Area: North Central Roseville Specific Plan  
Specific Plan Parcel #: 13  
Zoning: Small Lot Residential / Development Standards (RS/DS)  
General Plan: Low Density Residential (LDR-4.1)  
Applicant: Gordon Wayne Rogers, Gordon Rogers Architecture  
Owner: John & Janice Bianchi  
Project Planner: Anna Quan, Assistant Planner, [AYQuan@roseville.ca.us](mailto:AYQuan@roseville.ca.us), (916) 774-5258

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 916-774-5276 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 916-774-5276. Your comments are very important to us as we work together to make Roseville a better community.

Sincerely,

Anna Quan, Assistant Planner  
[AYQuan@roseville.ca.us](mailto:AYQuan@roseville.ca.us)

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