



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

Date: May 16, 2022  
To: RCONA  
Subject: 10572 Industrial Ave.

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 #: PL22-0063  
Project Name: NIPA PCL 55 - Roseville Commerce Center Lot 9  
Description: Request for a Design Review Permit Modification to allow an increase in building square footage from 26,685 to 30,127 and modification to a rear drive aisle and trash enclosure sizes.  
Site Location: 10572 Industrial Avenue  
Specific Plan Area: North Industrial Plan Area (NIPA)  
Specific Plan Parcel #: INFILL PCL 55  
Zoning: M2  
General Plan: IND  
Applicant: Ryan T. Smith, Thomastown Builders  
Owner: Ryan T. Smith, Thomastown Builders  
Other: Sean Morales, Associate Planner, [smorales@roseville.ca.us](mailto:smorales@roseville.ca.us), (916) 774-5282

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 774-5282 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 774-5282. Your comments are very important to us as we work together to make Roseville a better community.

Sincerely,

Sean Morales, Associate Planner  
[smorales@roseville.ca.us](mailto:smorales@roseville.ca.us)

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