



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

Date: November 16, 2022
To: RCONA
Subject: 1480 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 #: PL22-0186

Project Name: NIPA PCL 35 – Blue Oaks Retail Center Phase 2

Description: The project includes a request for a Design Review Permit, Conditional Use Permit, and a Tentative Subdivision Map for an 8.40-acre commercial center located at 1480 Blue Oaks Boulevard. The project would include six (6) freestanding commercial buildings ranging between 950 and 13,200 square feet in size; two (2) of the commercial buildings are proposed with a drive-through user (i.e., a Chick-fil-A and Dutch Brothers), the remaining building users are unknown at this time. The tentative subdivision map as proposed would create a total of six (6) lots. A conditional use permit for the drive-through food pad users is proposed since the property is contiguous to residential zoned properties.

Site Location: 1480 Blue Oaks Blvd.

APN: 482-340-012-000

Specific Plan Area: North Industrial Plan Area (NIPA)

Specific Plan Parcel #: 35

Zoning: Community Commercial/Special Area (CC/SA)

General Plan: CC

Applicant: Andi Panagopoulos, Cunningham Engineering

Owner: Roseville Blue Oaks Partners, LLC

Other: Escarlet Mar, Associate Planner, emar@roseville.ca.us, (916) 774-5247

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,

Escarlet Mar, Associate Planner
emar@roseville.ca.us

Find us online at
www.roseville.ca.us