



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

Date: November 17, 2022  
To: RCONA  
Subject: 200 Vernon St.

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 #: PL22-0382  
Project Name: DTSP PCL DT-6 – 200 Vernon Mixed-Use Redevelopment  
Description: Request for a Minor Design Review Permit for a mixed-use development, with ground floor commercial, a restaurant with mezzanine and rooftop bar, and 12 one- and two-bedroom units on the second color. The project also includes façade and parking lot improvements.  
Site Location: 200 Vernon St.  
APN: 013-092-014-000  
Specific Plan Area: DTSP  
Specific Plan Parcel #: DT-6  
Zoning: CBD/SA-DT  
General Plan: CBD  
Applicant: Yevgeniy Tikhomirov, Comstock Johnson Architects, Inc.  
Owner: Roseville Telephone Co.

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,

Shelby Maples, Associate Planner  
smaples@roseville.ca.us

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