



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

Date: January 11, 2021
To: RCONA
Subject: 220 Riverside Avenue

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 #: PL20-0257
Project Name: RGSP PCL RG-6 – Alpha Auto
Description: Request for an Administrative Permit to develop a new automotive sales use on the site with approximately 5,000 square feet of vehicle display area and install required improvements as specified in the Riverside Gateway Specific Plan.
Site Location: 220 Riverside Avenue
APN: 014-013-007-000
Specific Plan Area: RG
Specific Plan Parcel #: RG-6
Zoning: CMU/SA-RG
General Plan: CC-3.9
Applicant: Alpha Designs – Attn: Ashraf Mohieldien – 228 Riverside Avenue – Roseville, CA 95678
Owner: Masani Estate I LLC – Attn: Tarek Mohyeldin – 34 Ditzhazy Court – Roseville, CA 95678

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
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www.roseville.ca.us