



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

Date: November 19, 2020
To: RCONA
Subject: 1875 Pleasant Grove 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 #: PL20-0142
Project Name: WRSP PCL W-20 – Coffee Shack
Description: Request to construct a 910-square-foot drive-through coffee kiosk with associated parking and landscaping. The project entitlements include a General Plan Amendment and Specific Plan Amendment to modify the land use from Low Density Residential (LDR) to Community Commercial (CC), a Rezone from Single-Family Residential/Development Standards (R1/DS) to Community Commercial (CC), a Conditional Use Permit to allow a drive-through use contiguous to a residential zoned parcel, a Design Review Permit to approve the building architecture and site design, and an Administrative Permit for a two (2) space parking reduction.
Site Location: 1875 Pleasant Grove Bl
APN: 017-152-018-000
Specific Plan Area: WR
Specific Plan Parcel #: W-20
Zoning: R1/DS
General Plan: LDR
Applicant: BAKER WILLIAMS ENGINEERING GROUP – ATTN: DAVID COBBS – 6020 RUTLAND DRIVE, SUITE 19 – CARMICHAEL, CA 95608
Owner: PULTE HOME COMPANY, LLC – ATTN: CHRIS WINTER – 4511 WILLOW ROAD, SUITE 8 – PLEASANTON, CA 94588

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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Find us online at
www.roseville.ca.us