



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

Date: January 26, 2021  
To: RCONA  
Subject: INFILL PCL 191 – Paradise Laundry Expansion

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 #: PL20-0270  
Project Name: INFILL PCL 191 – Paradise Laundry Expansion  
Description: Request for a Conditional Use Permit to expand an existing laundromat into a space that was previously occupied by a salon/spa. With the expansion there will be six (6) additional washers and six (6) additional dryer stacks. Employee count will go from none (0) to one (1). Hours of operations stay the same 6am to 10pm.  
Site Location: 105 Ascot Dr.  
APN: 014-440-061-000  
Specific Plan Area: IN  
Specific Plan Parcel #: 191  
Zoning: NC  
General Plan: CC  
Applicant: Scott R. Agee, Agee Engineering  
Owner: Deborah and James Dower, JD2 Investment Properties LLC

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 Vockel, Associate Planner  
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[www.roseville.ca.us](http://www.roseville.ca.us)