



City Council Chambers
311 Vernon Street

roseville.ca.us

The City of Roseville welcomes your participation.

Meeting Schedule: Regular meetings of the Planning Commission are held on the second and fourth Thursday of the month at 6:30 p.m.

Public Comment: Speakers have three (3) minutes under Public Comment to address the Chair of the meeting on issues that are not listed on the agenda and are within the City's jurisdiction. Please submit a yellow speaker card to the Secretary before the item is heard if you wish to make a comment.

Brown Act: The Planning Commission cannot discuss or act on items not listed on the agenda.

Agenda Items: Speakers have five (5) minutes to address items that are listed on the agenda.

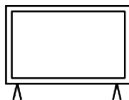
Levine Act Provisions: If you've made a campaign contribution totaling more than \$500 (\$250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit [Levine Act – City of Roseville](#) for updated forms and information.

Audio/Visual Presentations: If making a presentation regarding an agenda item, audio/visual materials must be submitted to the Secretary for consideration at least 72 hours in advance.

Americans with Disabilities Act: If special assistance is required to participate in a meeting including the need of auxiliary aids or services, please notify the City Clerk at least 72 hours in advance of the meeting.
City Clerk 311 Vernon Street cityclerkroseville@roseville.ca.us 916-774-5263 TDD: 916-774-5220

Security Measures: All Roseville meeting attendees must successfully pass through a security metal detector. Any person with a prohibited item will not be allowed entry. Prohibited items include but are not limited to firearms (even with valid CCW), knives, pepper spray/mace, explosives of any kind/any weapons and/or dangerous devices of any kind, illegal drugs, and alcohol. (City Council Only)

Viewing Options: The City of Roseville provides three options for viewing meetings:

In person  Meetings take place at the City Council Chambers, 311 Vernon Street	Online  Watch meetings live on the City's YouTube channel or at roseville.ca.us/watch. Past meetings are also available on the City's YouTube channel.	On TV  Watch live on government access channel (Comcast 14).
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Clifford Haggenjos, Jr., Chair
Erich Brashears, Vice Chair
Bruce Hagler, Commissioner
Robert Jensen, Commissioner
John Prior, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

AGENDA

Planning Commission Meeting

August 14, 2025

6:30 PM

City Council Chambers

311 Vernon Street

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. CONSENT CALENDAR

Items appearing on the Consent Calendar are considered routine and may be approved by one motion of the Planning Commission. Any person may request an item be removed from the Consent Calendar for further discussion.

1. Minutes of July 24, 2025

2. North Industrial Plan Area Parcel 50 – IMAGE Studios, 9089 Foothills Bl, File # PL25-0346

Request: The applicant requests a Conditional Use Permit to allow IMAGE Studios (salon studios) to operate in a Light Industrial (M1) zone district.

Applicant: Kris Steward, Plan Steward, Inc.

Property Owner: Eureka Development Company, LLC

The Planning Commission will consider the recommendation to:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval.

CONTACT: Kinarik Shallago 916-746-1309 kshallago@roseville.ca.us

VI. REQUESTS/PRESENTATIONS

1. Infill Parcel 32A – 106 Ben Ezra Ave TPM, 106 Ben Ezra Av, File # PL25-0267

Request: The project is a request for a Tentative Parcel Map to subdivide 106 Ben Ezra Avenue (APN 013-192-024-000) into two separate parcels. Parcel A will be 0.215-acre and Parcel B will be 0.301-acre. No development is being proposed with this project.

Applicant: Josh Alva

Property Owner: Joshua I Alva and Cassia N Alva et al

The Planning Commission will consider the recommendation to:

1. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-nine (39) conditions of approval.

CONTACT: Kinarik Shallago 916-746-1309 kshallago@roseville.ca.us

VII. STAFF/COMMISSIONER REPORTS

VIII. ADJOURNMENT



Planning Commission Communication

Meeting Date: 8/14/2025

Item #: V.1

Item ID: 2025-570

Title: Minutes of July 24, 2025

Contact: Lupe Nelson 916-774-5281 lnelson@roseville.ca.us

REQUEST

Approve the Minutes of July 24, 2025.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Staff requests that the Planning Commission approve the Minutes of July 24, 2025.

Respectfully Submitted,
Lupe Nelson, Administrative Assistant

Greg Bitter, Planning Manager

ATTACHMENTS:

1. Draft Minutes

REVIEWERS:

Lupe Nelson, Development Services Department

Created/Initiated - 8/7/2025



John Prior, Chair
Clifford Haggenjos, Jr., Vice Chair
Erich Brashears, Commissioner
Bruce Hagler, Commissioner
Robert Jensen, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

DRAFT MINUTES

Planning Commission Meeting

July 24, 2025

6:30 PM

City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

Chair Prior called the meeting to order at 6:36 p.m. The meeting was delayed due to questions regarding a commissioner's residency eligibility.

II. ROLL CALL

Present: Brashears, Hagler, Jensen, Unidad, Haggenjos, Prior

Absent: None

Staff announced that Commissioner Randolph had recently moved outside the City limits and was not able to continue as a Planning Commissioner.

III. PLEDGE OF ALLEGIANCE

Chair Prior led those in attendance in the Pledge of Allegiance.

IV. PUBLIC COMMENTS

Chair Prior opened the Public Comment period. Hearing none, Chair Prior closed the Public Comment period.

V. CONSENT CALENDAR

1. Minutes of June 26, 2025

2. North Central Roseville Specific Plan Parcel 61 - The Edge Performing Arts Conditional Use Permit, 945 Roseville Pw, Suite 140, File # PL25-0312

REQUEST

The applicant requests approval of a Conditional Use Permit to allow a specialty school in the NC (Neighborhood Commercial) zone district, located at 945 Roseville Pw. in the North Central Roseville Specific Plan (NCRSP) area. The proposed operation is a dance studio working with students ages 9-18. Classes are held beginning at 4:00pm and finishing by 9:30pm Monday - Friday.

Motion by Commissioner Brashers, seconded by Commissioner Jensen, to approve the Consent Calendar.

Roll call vote:

Ayes: Brashears, Hagler, Unidad, Jensen, Haggenjos, Prior

Noes: None

The Motion passed.

VI. REQUESTS/PRESENTATIONS

1. Infill Parcel 198 – Elite Towing, 2020 Taylor Rd, File # PL25-0290

REQUEST

The applicant requests a Conditional Use Permit for Elite Towing to operate an impound yard in the Industrial/Business Park (MP) district. The business will occupy 4,230 sf of the existing building located at 2020 Taylor Rd, Building A and a portion of the existing parking lot.

Associate Planner, Kinnie Shallow, presented the staff report.

Chair Prior opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant Jaime Codero, Elite Transportation and Towing, LLC, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Hearing no public comment, Chair Prior, closed the public comment period and Public Hearing.

Motion by Commissioner Jensen, seconded by Commissioner Brashears, to:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to seven (7) conditions of approval.

Roll call vote:

Ayes: Jensen, Brashears, Unidad, Hagler, Haggenjos, Prior

Noes: None

The Motion passed.

VII. STAFF/COMMISSIONER REPORTS

1. Election of the Planning Commission Chair

Chair Prior opened the public comment period. Hearing none, Chair Prior closed the public comment period.

Motion by Commissioner Brashears, seconded by Commissioner Jensen, to elect Vice-Chair Haggenjos as the Chair.

Roll call vote:

Ayes: Unidad, Brashears, Haggenjos, Hagler, Jensen, Prior

Noes: None

The Motion passed.

2. Election of the Planning Commission Vice Chair

Chair Prior opened the public comment period. Hearing none, Chair Prior closed the public comment period.

Motion by Commissioner Jensen, seconded by Vice Chair Haggenjos, to elect Commissioner Brashears as Vice Chair.

Roll call vote:

Ayes: Unidad, Haggenjos, Brashears, Jensen, Hagler, Prior

Noes: None

The Motion passed.

3. Election of the Design Committee Chair

Chair Prior opened the public comment period. Hearing none, Chair Prior closed the public comment period.

Planning Manager, Greg Bitter, explained the roles and responsibilities of the Design Committee Chair.

Motion by Commissioner Jensen, seconded by Commissioner Brashears, to elect Commissioner Unidad as Design Committee Chair. The Motion was amended to elect Vice-Haggenjos as the Design Committee Chair.

Roll call vote:

Ayes: Jensen, Haggenjos, Unidad, Hagler, Brashears, Prior

Noes: None

The Motion passed.

4. Election of Design Committee Alternate

Chair Prior opened the public comment period. Hearing none, Chair Prior closed the public comment period.

Motion by Commissioner Brashears, seconded by Chair Prior, to elect Commissioner Jensen as Design Committee Alternate.

Roll call vote:

Ayes: Haggenjos, Jensen, Hagler, Unidad, Brashears, Prior

Noes: None

The Motion passed.

5. Recent Legislation Update

Planning Manager, Greg Bitter, updated the Commissioners on Assembly Bill 130 and Senate Bill 131 including how the reforms to the California Environmental Quality Act (CEQA) and other housing-related laws impact the City.

VIII. ADJOURNMENT

Motion by Commissioner Brashears, seconded by Commissioner Jensen, to adjourn the meeting.
The Motion passed unanimously at 7:08 p.m. with a voice vote.



Planning Commission Communication

Meeting Date: 8/14/2025
Item #: V.2
Item ID: 2025-572

Title: North Industrial Plan Area Parcel 50 – IMAGE Studios, 9089 Foothills Bl, File # PL25-0346
Contact: Kinarik Shallago 916-746-1309 kshallago@roseville.ca.us

REQUEST

The applicant requests a Conditional Use Permit to allow IMAGE Studios (salon studios) to operate in a Light Industrial (M1) zone district.

Applicant: Kris Steward, Plan Steward, Inc.

Property Owner: Eureka Development Company, LLC

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval.

Respectfully Submitted,
Kinarik Shallago, Associate Planner

Greg Bitter, Planning Manager

ATTACHMENTS:

1. Staff Report
2. Attachment 1 Parking Table
3. Exhibit A Operational Description
4. Exhibit B Site Plan
5. Exhibit C Floor Plan

REVIEWERS:

Lupe Nelson, Development Services Department

Created/Initiated - 8/7/2025

ITEM 5.2: Conditional Use Permit – 9089 Foothills Boulevard – NIPA PCL 50 – IMAGE Studios – File #PL25-0346

REQUEST

The applicant requests a Conditional Use Permit to allow IMAGE Studios (salon studios) to operate in a Light Industrial (M1) zone district.

Applicant – Kris Steward, Plan Steward, Inc.
Property Owner – Eureka Development Company, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

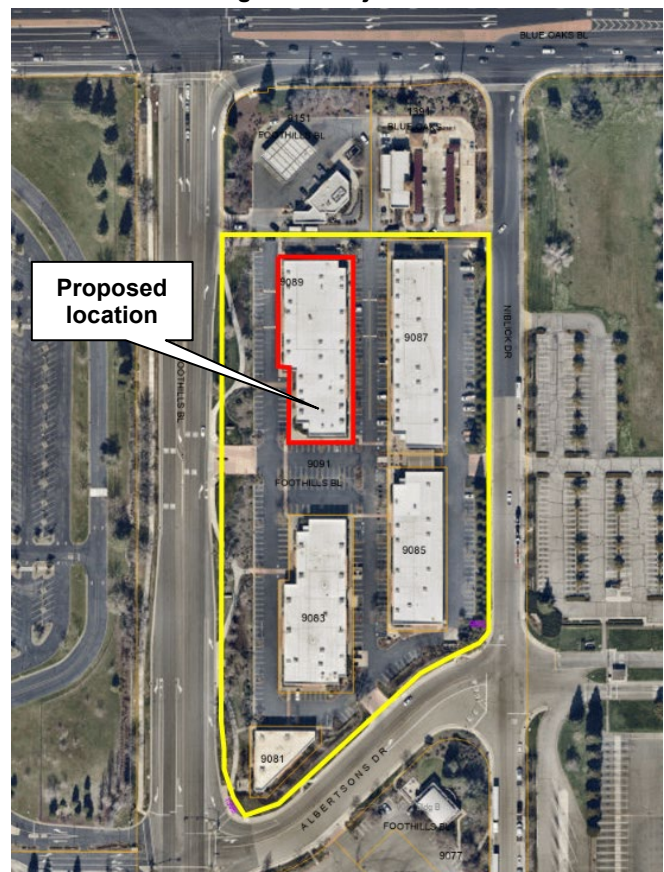
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located at 9089 Foothills Boulevard within the City's North Industrial Planning Area (NIPA) (see Figure 1). The NIPA is not subject to a specific plan, but is a recognized planning subarea of the City approved in 1995. The site has a zoning designation of Light Industrial (M1) and a land use designation of Light Industrial (LI). The 25,253-square-foot building is one of five in the Blue Oaks Technical Center, located north of Albertsons Drive and west of Niblick Drive. The surrounding light industrial buildings are occupied by commercial and light industrial uses. The project site is located adjacent to Foothills Boulevard to the west, a gas station to the north, and commercial and light industrial uses to the east and south.

The Blue Oaks Technical Center was approved by the Planning Commission through the City's Design Review Permit process under file #DRP 97-61 on July 23, 1998. This entitlement allowed the construction of five (5) buildings totaling 98,387 square feet on 10.1 acres, including associated parking and landscaping improvements. A Tentative Subdivision Map was approved

Figure 1: Project Site



concurrently (file #SUBD 97-17) to subdivide the 10.1-acre parcel into eight (8) parcels ranging in size from 0.21 to 5.05 acres. Subsequently on September 13, 2001, the Planning Commission approved the request for a Conditional Use Permit (CUP) to allow Calvary Baptist Church to occupy approximately 13,000 square feet at 9089 Foothills Boulevard, Suite 900 (file #CUP 01-19). An Administrative Permit (file #AP 01-41) for a parking reduction was also approved to allow a reduction in shared parking. The church no longer occupies the building.

The current request is for a CUP to allow Image Studios (salon studios) to operate within the space previously occupied by Calvary Baptist Church. The salon studios will operate within a 6,789-square-foot portion of the 25,253-square-foot building. The space would be subdivided into approximately 30 to 34 single and double salon studios for operation by hairstylists, estheticians, nail techs, and other beauty and wellness professionals. These uses are considered personal service uses, which require a CUP in the M1 zone district. The CUP process allows the Planning Commission the opportunity to review the project's compatibility with surrounding uses.

EVALUATION AND FINDINGS

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a Conditional Use Permit (CUP). The three findings are listed below in ***italicized, bold print*** and are followed by an evaluation of the proposal in relation to each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan.

The project site has a land use designation of Light Industrial (LI). The site is located within the North Industrial Planning Area, which is not subject to a Specific Plan. Primary uses allowed in the LI land use designation include research and development (which may include manufacturing and assembly), electronics assembly, warehousing, intensive commercial uses (e.g., auto body repair, landscaping material sales, retail and wholesale lumberyards). Secondary uses include commercial uses (e.g., banks, restaurants, commercial day care centers, florist, etc.) and are further regulated by the zoning designation. The proposed salon suites are considered “personal services” which is not considered a primary or secondary use in the LI land use designation; however, this use is listed as conditionally compatible with the M1 district. When potential for conflict between uses occurs, the General Plan relies on the Zoning Ordinance through the CUP process to evaluate the appropriateness of a use. A CUP allows potential incompatibilities between land uses to be addressed and conditions to be added to minimize conflicts. With approval of the CUP, the project is consistent with the General Plan.

2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.

The Zoning Ordinance does not contain development standards specific to personal services but does contain standards for required parking spaces and building height. The proposed business will utilize an existing building, with no new buildings or structures proposed. The Zoning Ordinance requires personal service uses to provide one (1) parking space per 300 square feet. However, staff has applied a more stringent parking ratio (1 space per 200 square feet) to salon suites based on the nature of the business. Based on this ratio, the project requires 34 parking spaces. The Blue Oaks Technical Center provides a total of 356 parking spaces among the five buildings. Based on the current mix of tenants within the center, the total parking requirement for all uses is 355 spaces, resulting in a surplus of one (1) space (see Attachment 1 – Parking Table). Therefore, there is sufficient parking to accommodate the proposed salon studios, and the project is consistent with the Zoning Ordinance.

3. The location, size, design and operating characteristics of the proposed use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

The M1 zone district is intended to include offices, light industrial, and research and development uses that generate very limited noise, vibration, odor, dust, smoke, light or other pollutants. The proposed use is similar in operations to an office and would not conflict or be adversely impacted by the surrounding uses.

The salon studio suites will occupy 6,789 square feet of the 25,253-square-foot building. As mentioned, the space would be subdivided into approximately 30 to 34 single and double salon studios for operation by hairstylists, estheticians, nail techs, and other beauty and wellness professionals. The salon studios would range from 100 to 185 square feet in size each. Beauty and wellness professionals will rent the turn-key salons weekly and operate their small-scale salon within each studio. Restrooms, waiting areas, and a laundry room would be shared among the salon studios.

The space would have approximately 30 to 45 people at any single time, including salon operators and customers. Many operators will not work full-time, and each salon would accommodate one to two customers during services. The hours of operation will be approximately 9 a.m. to 7 p.m. daily. Many of the businesses in the center do not operate on the weekends, which would provide greater parking availability for the salon patrons.

Based on the information presented above and with the conditions of approval, staff has not identified any potential adverse effects of this project upon the public health, safety and welfare, or upon property or improvements in the vicinity of the project site and therefore supports approval of the request.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on August 1, 2025, and was also distributed to all property owners within 300 feet of the site, interested persons, and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

The project is categorically except from the provisions of the California Environmental Quality Act (CEQA) Guidelines per Section 15305 pertaining to minor alterations to land use limitations and pursuant to Section 305 of the City of Roseville CECA Implementing Procedures. Consistent with this exemption classification, the project does not result in any changes in land use or density.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact as listed in the staff report and approve the **CONDITIONAL USE PERMIT – 9089 FOOTHILLS BOULEVARD – NIPA PCL 50 – IMAGE STUDIOS – FILE #PL25-0346** subject to four (4) conditions of approval.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT – FILE #PL25-0346

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **August 14, 2025** and if not effectuated shall expire on **August 14, 2027**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)

2. The project is approved as identified and shown in Exhibits A—C, and as conditioned or modified below. Any modifications to the operations shall require approval of a Conditional Use Permit Modification. (Planning)
3. The approved hours of operation shall be Monday through Sunday from 9:00 am – 7:00 pm. (Planning)
4. The applicant shall obtain and keep current all permits as required by the Police Department in compliance with Municipal Code Chapter 9.10 relating to Massage Establishments. (Police)

ATTACHMENT

1. Parking Table

EXHIBITS

- A. Operational Description
- B. Site Plan
- C. Floor Plan

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

PC ATTACHMENT 1

9081 Foothills Blue Oaks Technical Center Parking

June 2025

Bldg	Address	Suite	Tenant	Total Square Footage	Gross Professional Office S.F.	Net Professional Office S.F.	Parking Required 1/250	Gross Warehouse S.F.	Parking Required 1/1000	Salon Suites	Parking Required 1/200	Parking Required
Building A1	9089 Foothills Blvd.	900	IMAGE Studios	6789	0	0	0	0	0	6,789	34	34
		900-B	Vacant	6843	6,843	6,159	25	0	0	0	0	25
		910	Arrow Realty	3591	3,570	3,213	13	0	0	0	0	13
		940	Vacant	3132	3,132	2,819	11	0	0	0	0	11
		970	Southern Links	2952	2,952	2,657	11	0	0	0	0	11
		Electrical Room		174								
		Total		23481								93
Building A2	9087 Foothills Blvd.	700	National Closing Solutions	17,984	16,791	15,521	62	1193	1	0	0	63
		750	Acrylic Technologies	5,213	2,777	2,407	10	2436	2	0	0	12
		Electrical Room		196								
		Total		23,393								75
Building B-1	9083 Foothills Blvd.	300	Placer Title Company	6305	5,520	4,968	20	0	0			20
		310	Able Kids	4676	4,720	4,248	17	0	0			17
		350	Able Kids	3608	3,578	3,220	13	0	0			13
		360	Trihydro Corporation	2146	2,124	1,912	8	0	0			8
		370	Trihydro Corporation	4656	4,656	4,190	17	0	0			17
		390	Vacant	2091	2,091	1,882	8	0	0			8
		Electrical Room		140								
		Total		23,622								82
Building B-2	9085 Foothills Blvd.	500	Vacant	19,074	17,588	12,398	50	6676	7			56
		Electrical Room		196								
		Total		19,270								56
Building C-1	9081 Foothills Blvd.	100	Legend Martial Arts	2,570	855	855	3	0	0	1/50 of 1715 sf practice floor		38
		150	Vacant	2,860	2,860	2,574	10	0	0			10
		Electrical Room		85								
		Total		5,516								48

Total Required Parking	355
Total Existing Parking	356
Surplus Parking	1

IMAGE Studios
Project Description
June 2025

The Applicant requests a conditional use permit to operate IMAGE Studios (salon studios) in an existing building at 9089 Foothills Boulevard on the southeast corner of Blue Oaks Boulevard and Foothills Boulevard.

Project Site. The use is proposed in an existing 25,253 square foot (sf), single-story building at 9089 Foothills Boulevard. The 0.78-acre parcel is southeast of the Foothills Boulevard and Blue Oaks Boulevard intersection. The building (Building A-1) is one of five in the Blue Oaks Technical Center north of Albertsons Drive and west of Niblick Drive. Eureka Development Company, LLC owns the property.

Industrial properties surround the site to the north, east, west and vacant land to the south. The surrounding light industrial buildings are occupied by commercial and light industrial uses, and salon services occupy some of the surrounding buildings.

Building Use. The 9809 Foothills Boulevard building was constructed in 2001. Metro Calvary Church previously occupied a portion (Suite 900) of the building and operated under a separate use permit. Other tenants in the building include a golf equipment wholesale company and a real estate office.

Land Use Designation/Zoning. The site is a portion of Parcel 50 of the North Industrial Plan Area (NIPA-PCL50). The site's General Plan/Specific Plan land use designation is Light Industrial (LI), and the zoning is Light Industrial (M1). The proposed salon suites use is consistent with the definition of Personal Services which is a commercial use type. Personal Services are permitted in the M1 zone district with a conditional use permit (RMC 19.14.020).

Proposed Project. The Applicant proposes Image Studios salon studios in a 6,789 sf portion of the 25,253 sf building. The space would be subdivided into approximately 30 to 34 single and double salon studios for operation by hairstylists, estheticians, nail techs, and other beauty and wellness professionals. Salon studios would range from 100 to 185 sf in size each and improved with modern salon furnishings (sink, chairs, cabinets) Beauty and wellness professionals will rent the turn-key salons weekly and operate their small-scale salon within each studio. Restrooms, waiting areas, and a laundry room would be shared among the salon studios.

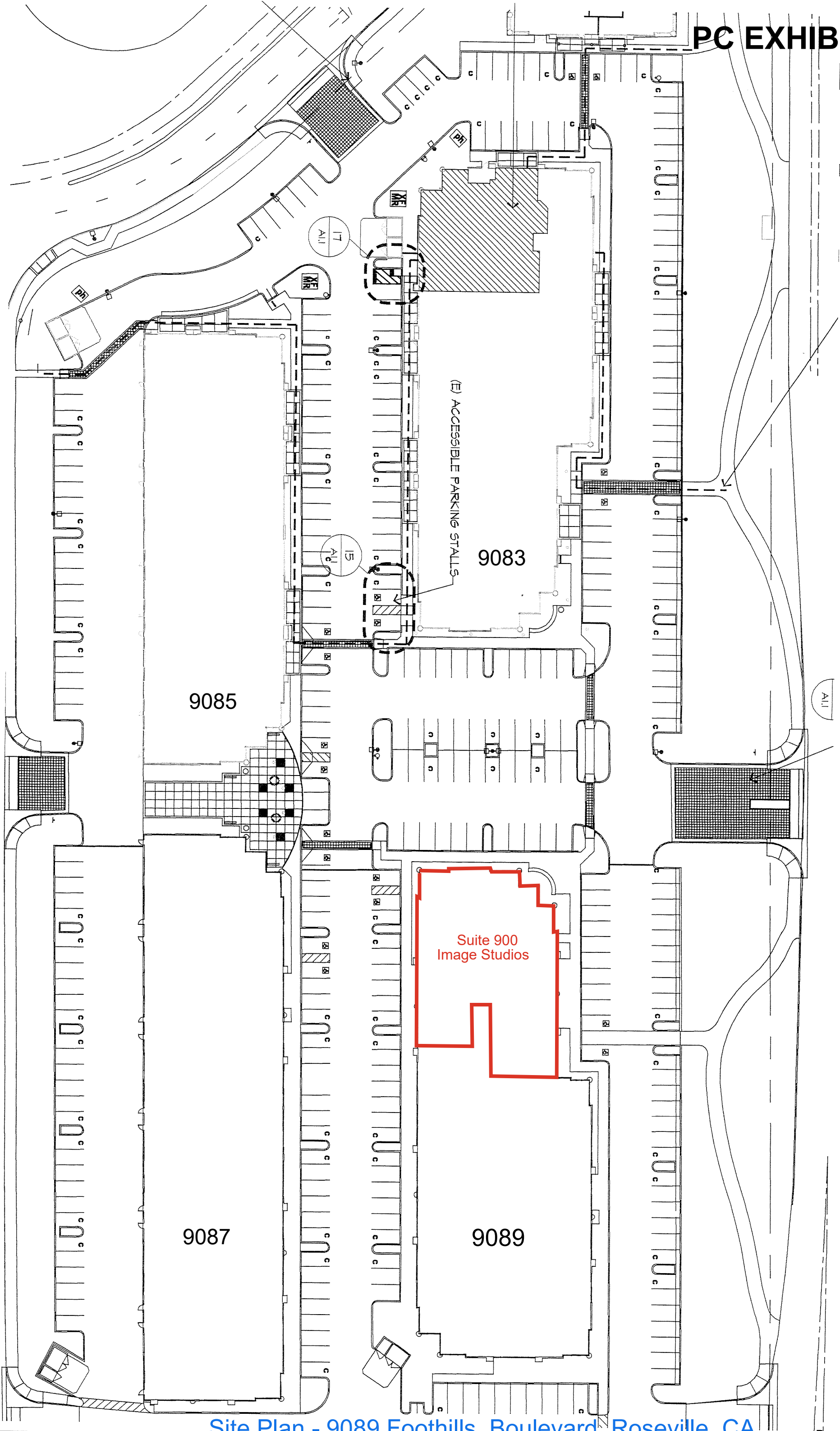
Operations. Occupancy would be approximately 30-45 people at any single time, including salon operators and customers. Many operators do not work full-time, and each salon would accommodate one to two customers during services. Business hours would be approximately 9 am to 7 pm daily.

Exterior Improvements. No improvements or modifications are proposed to the project site, landscaping, or building exterior.

Parking. The parking standard for Personal Services is one off-street parking space per 300 square feet (RMC 19.26.030(A)(4)). Under the Personal Services parking standard (one space per 300 sf), the 6,789 sf use would require 23 off-street parking spaces.

At the February 5, 2015, Planning Commission/Design Committee Workshop regarding parking, City staff evaluated parking standards for salon studio uses, similar to the proposed IMAGE Studios project. The analysis determined that the Personal Services parking standard may understate parking demands for salon studios. The analysis considered a parking standard of one space per 200 sf or one space per 250 sf. Under each of these standards, the project would require 28 (one space per 250 sf) to 34 (one space per 200 sf) parking spaces.

Discontinuation of the previous church use would eliminate the church's parking demand, and the proposed IMAGE Studios would increase demand by approximately 28 to 34 spaces. The Blue Oaks Technical Center (9089, 9087, 9085, 9083, 9081 Foothills Boulevard) includes 356 parking spaces to serve the five buildings.



PC EXHIBIT C





Planning Commission Communication

Meeting Date: 8/14/2025

Item #: VI.1

Item ID: 2025-573

Title: Infill Parcel 32A – 106 Ben Ezra Ave TPM, 106 Ben Ezra Av, File # PL25-0267

Contact: Kinarik Shallago 916-746-1309 kshallago@roseville.ca.us

REQUEST

The project is a request for a Tentative Parcel Map to subdivide 106 Ben Ezra Avenue (APN 013-192-024-000) into two separate parcels. Parcel A will be 0.215-acre and Parcel B will be 0.301-acre. No development is being proposed with this project.

Applicant: Josh Alva

Property Owner: Joshua I Alva and Cassia N Alva et al

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-nine (39) conditions of approval.

Respectfully Submitted,
Kinarik Shallago, Associate Planner

Greg Bitter, Planning Manager

ATTACHMENTS:

1. Staff Report
2. Attachment 1 Request for Public Hearing
3. Exhibit A Tentative Parcel Map

REVIEWERS:

Lupe Nelson, Development Services Department

Created/Initiated - 8/7/2025

ITEM 6.1: **Tentative Parcel Map – 106 Ben Ezra Avenue – INFILL PCL 32A – 106 Ben Ezra TPM – File #PL25-0267**

REQUEST

The project is a request for a Tentative Parcel Map to subdivide 106 Ben Ezra Avenue (APN 013-192-024-000) into two separate parcels. Parcel A will be 0.215-acre and Parcel B will be 0.301-acre. No development is being proposed with this project.

Applicant – Josh Alva
Property Owner – Joshua I Alva and Cassia N Alva et al

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-nine (39) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

A request for a Tentative Parcel Map (for four or fewer lots) may be approved by the Planning Manager unless a public hearing is requested following a 10-day public notice of the project. The public notice was mailed to property owners and residents within a 300-foot radius of the project site, and the last day to request a public hearing was July 11, 2025. A request for a public hearing was received on July 10, 2025 from a group of surrounding property owners stating opposition to the proposed project (see Attachment 1). Further discussion is included in the Public Outreach section of this report.

BACKGROUND

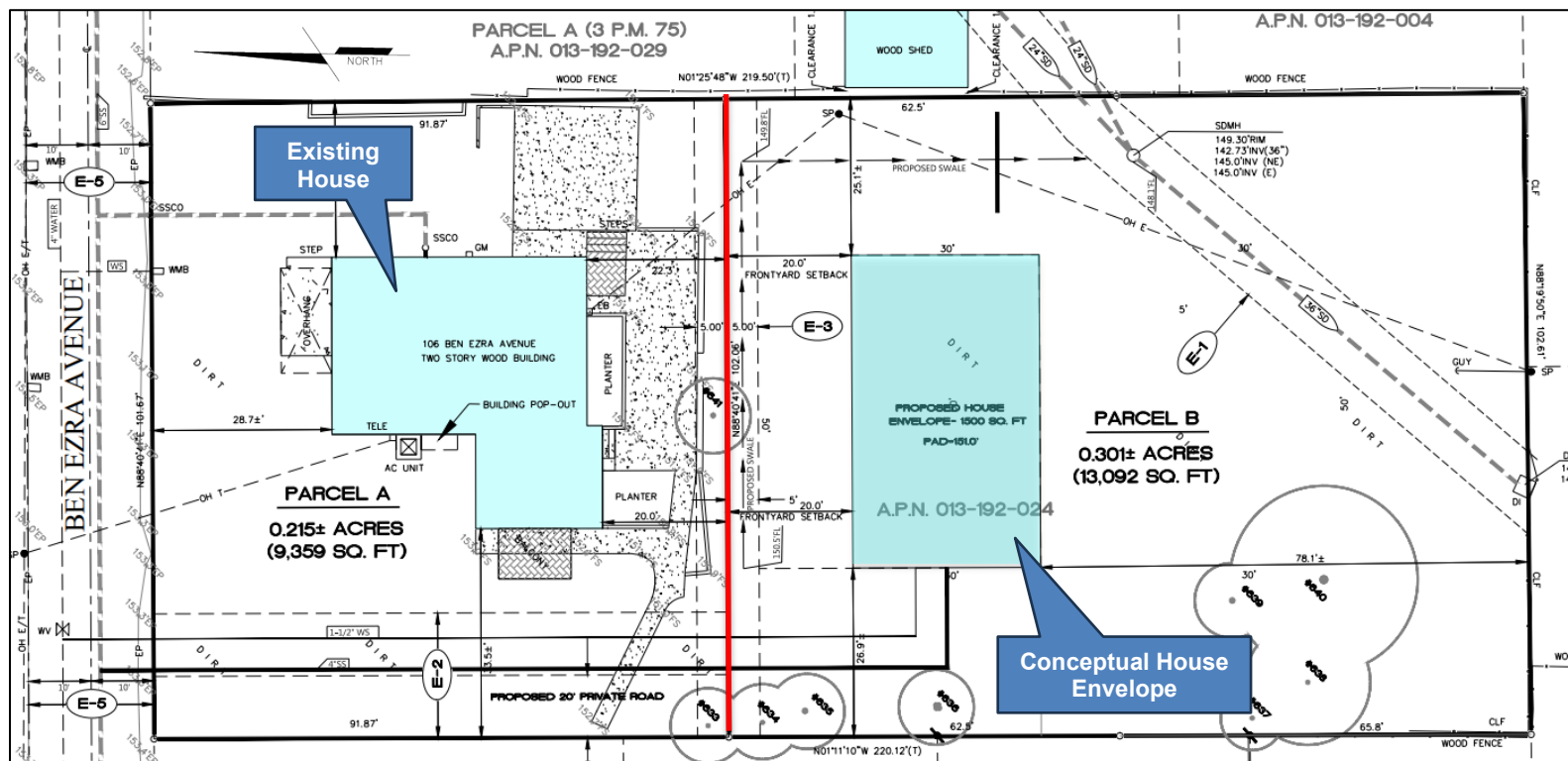
The project site is a 0.51-acre parcel located on Parcel 32A in the City's Infill Planning area, at 106 Ben Ezra Avenue (see Figure 1 below). The site has a zoning designation of Single-Family Residential (R1) and a land use designation of Low Density Residential (LDR-5). The property is currently developed with an approximate 2,054-square-foot single-family residential dwelling and is surrounded by other single-family residential uses.

The current request is for a Tentative Parcel Map to subdivide the parcel into two (2) lots. Parcel A will be 0.215-acre and Parcel B will be 0.301-acre. A 20-foot-wide private access easement will be recorded on Parcel A to provide access to Parcel B. No development or grading activities are proposed with this project. The intent of the parcel map is to develop Parcel B with single-family residential uses in the future, which are principally permitted in the R1 zone.

Figure 1: Project Location



Figure 2: Proposed Tentative Parcel Map (new parcel line in red)



EVALUATION AND FINDINGS

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Parcel Map. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Parcel size, design, configuration, location, orientation, and character: The proposed parcel map will result in the creation of two (2) parcels: Parcel A – 0.215 acre and Parcel B – 0.301 acre. The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead, minimum lot sizes and development standards for parcels zoned R1 are established in the City's Zoning Ordinance. Consistent with the Zoning Ordinance, the proposed lots meet the minimum standards (area and width) for lots within the R1 zone district (e.g., minimum 6,000 square feet and minimum 60 feet wide). The proposed lots are large enough to support the existing dwelling unit on Parcel A, will not create a non-conforming situation, and can adequately allow for future development on Parcel B that will meet General Plan and Zoning Ordinance requirements.

Grading, Drainage, and Utilities: No grading is proposed or approved with the map request. Water, sewer, gas, refuse, and electric utilities are currently provided to the parcel. A 10-foot reciprocal drainage easement will be recorded on the newly created parcel. In addition, Parcel A will have a 10-foot public utility easement for water and sewer and Parcel B will have a 10-foot storm drain easement.

Access & Circulation: The proposed parcels are located within the developed Infill area and roadways are already provided. Access to Parcel A is provided from Ben Ezra Avenue. Access to Parcel B will be available via a 20-foot-wide reciprocal access easement that will be recorded on Parcel A. As part of the parcel map, the applicant will be responsible for improving the project frontage along Ben Ezra Avenue (see Condition #8).

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

The proposed parcels are of sufficient size and shape to accommodate the existing development and have adequate frontage and access from the adjacent roadways. There are no watercourses or other natural features on the site that would impede development. Any future development proposed on the parcels will be reviewed to ensure consistency with all applicable policies and standards.

- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

Approval of the parcel map will not change the planned development intensity and allowed uses on the site, and thus will not increase demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

PUBLIC OUTREACH

The project was distributed to applicable City departments and divisions for review, as well as appropriate outside agencies. All comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. In addition, a notice of the proposed project was distributed to property owners within 300 feet of the project site and to Roseville Coalition of Neighborhood Associations (RCONA). The notice was mailed out on July 2, 2025, and the last day to request a public hearing was July 11, 2025.

On July 8, 2025, staff received a phone call from Laura Wilbourn, an adjacent property owner located at 219 Nevada Avenue, in response to the notice of the project. Ms. Wilbourn expressed concerns that the project would create on-street parking issues and increase traffic. Staff provided a copy of the proposed parcel map and clarified the request was to subdivide the parcel into two lots and that a single-family residential home would be constructed in the future. The parcels have ample area for off-street parking and the existing and future single-family residential homes would not cause a significant increase in traffic. On July 10, 2025, Laura Wilbourn submitted a request for a public hearing with signatures from a group of neighbors in opposition to the project (see Attachment 1).

A notice of the public hearing was published in the Roseville Press Tribune on July 11, 2025 and was distributed to all property owners within 300 feet of the site, interested persons, and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15315, Minor Land Divisions, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the project involves the division of property in an urbanized area zoned for residential use into four or fewer parcels and is in conformance with the General Plan and zoning; no variances or exceptions are required; all services and access to the proposed parcels to local standards are available; the parcel was not involved in a division of a larger parcel within the previous 2 years; and the parcel does not have an average slope greater than 20 percent.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the three (3) findings of fact as listed in the staff report and approve the **TENTATIVE PARCEL MAP – 106 BEN EZRA AVENUE – INFILL PCL 32A – 106 BEN EZRA AVE TPM – FILE #PL25-0267** subject to thirty-nine (39) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TENTATIVE PARCEL MAP – FILE #PL25-0267

1. This Tentative Map approval shall be effectuated within a period of two (2) years from **August 14, 2025** and if not effectuated shall expire on **August 14, 2027**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
3. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

3. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
4. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty. (Engineering, Environmental Utilities, Electric, Finance)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

6. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
7. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
8. The applicant is responsible for improving the project frontage along Ben Ezra Avenue. This shall include widening the ½ section to a full 10-foot width of paving and providing 1 inch pavement overlay on the remaining 10-foot ½ section. (Engineering)
9. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

- a. *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b. *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - c. *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d. *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e. *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
10. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
 11. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the

proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

12. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c. Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
 - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
13. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
14. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
15. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
16. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
17. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
18. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
19. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)

20. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching." (Electric)
21. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
22. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

23. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A 10' wide PUE for water and sewer.
 - b. A 20' wide access easement.
 - c. A 10' wide reciprocal drainage easement.

Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering)
24. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
25. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Alternative Transportation, Environmental Utilities, Electric, Engineering)
26. The City shall not approve the Final Map for recordation until either:
 - a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
 - a) OR
 - b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
27. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
28. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
29. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
30. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to

be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

31. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
32. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
33. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

34. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
35. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
36. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
37. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
38. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
39. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

ATTACHMENT

1. Request for public hearing

EXHIBIT

- A. Tentative Parcel Map

<u>Note to Applicant and/or Developer:</u> Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
--

PC ATTACHMENT 1

July 8, 2025

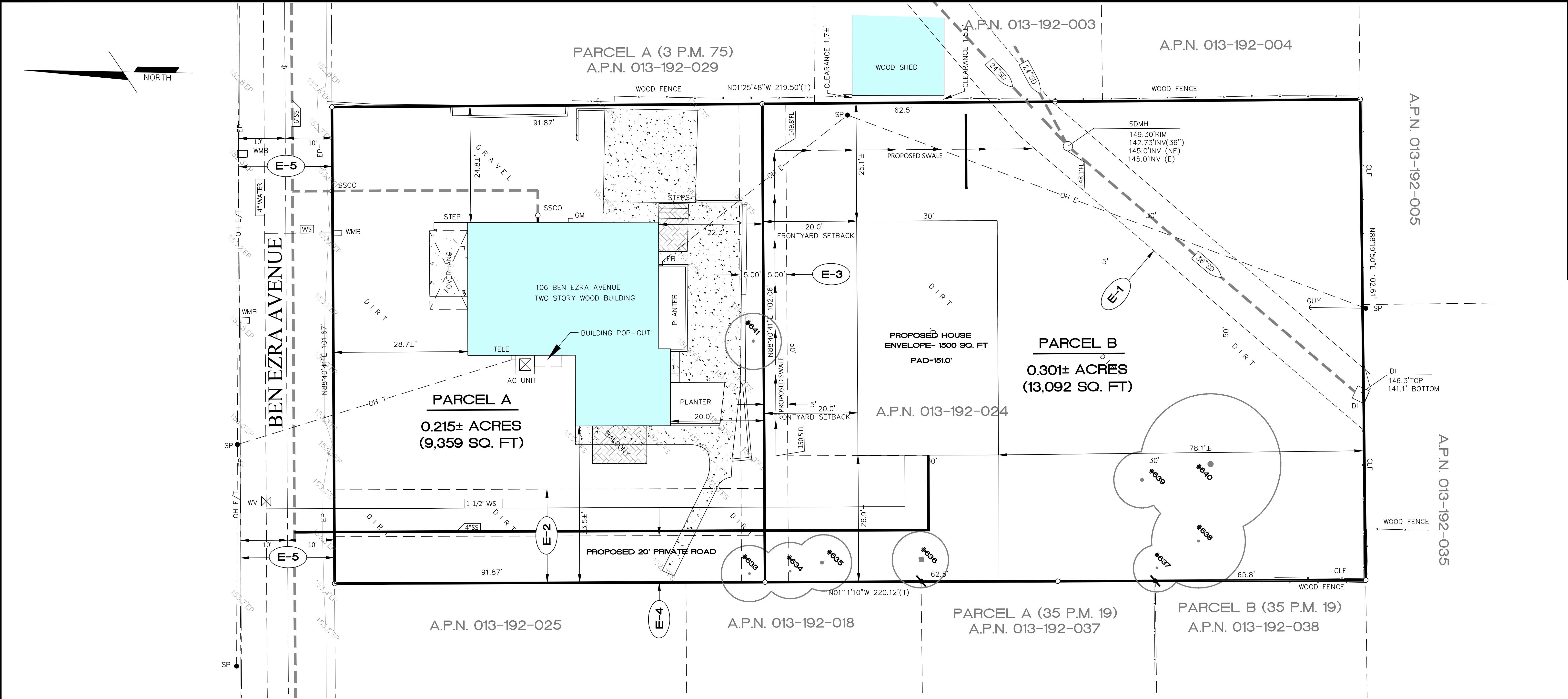
To Kinarik Shallago,

RECEIVED
JUL 10 2025
PERMIT CENTER

We, the undersigned neighbors to the property at 106 Ben Ezra Avenue do oppose the subdivision of the plot (APN 013-192-024-000) into two separate parcels. We do, therefore, request a public hearing regarding this matter. The date filled was May 6th, 2025 and surrounding property owners were not notified until July 5th, 2025 with a deadline of July 11th, 2025 at 5pm to request a public hearing.

Thank you.

<u>Date</u>	<u>Signature</u>	<u>Address</u>
9 July 2025	Michele Greco	224 Donner Av
9 July 2025	John Fredell	228 Donner Ave
July 9, 2025	Sup	222 Donner Ave.
July 10, 2025	Larry Belmont	219 Nevada Ave.
July 10, 2025	Lyn O	220 DONNER AVE
July 10, 2025	M. A. K.	109 Ben Ezra Ave
July 10 2025	Angie	105 Ben Ezra ave.
July 10 2025	William	181 Nevada Ave



EASEMENT NOTES

- E-1 ... PROPOSED 10' STORM DRAIN EASEMENT TO BE DEDICATED PER THIS PARCEL MAP
- E-2 ... PROPOSED 20' WIDE INGRESS EGRESS EASEMENT TO BE DEDICATED PER THIS PARCEL MAP
- E-3 ... PROPOSED 10' WIDE RECIPROCAL DRAINAGE EASEMENT PER THIS PARCEL MAP
- E-4 ... PROPOSED 10' WIDE PUBLIC UTILITY EASEMENT FOR WATER AND SEWER PER THIS PARCEL MAP
- E-5 ... 20' ROADWAY EASEMENT PER C MAPS 38

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF PLACER, CITY OF ROSEVILLE, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF BEN EZRA AVENUE, DISTANT 110 FEET WEST FROM THE SOUTHWEST CORNER OF DONNER AVENUE AND BEN EZRA AVENUE, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF BEN EZRA AVENUE 100 FEET; THENCE AT A RIGHT ANGLE SOUTH 220 FEET; THENCE AT A RIGHT ANGLE EAST 100 FEET; AND THENCE AT A RIGHT ANGLE NORTH 220 FEET TO A POINT OF COMMENCEMENT; ALL AS PER MAP OF SCHELLHUIS TRACT NO. 1 AND KING AND JENNINGS SUBDIVISION ON FILE IN THE OFFICE OF THE RECORD OF SAID PLACER COUNTY.

A.P.N. 013-192-024

NOTES

1. THE TYPES, LOCATION, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. IT IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UTILITIES). HOWEVER, THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THIS PLAN.
2. THIS SURVEY WAS PREPARED IN PART WITH INFORMATION TAKEN FROM THE PRELIMINARY TITLE REPORT PREPARED BY PLACER TITLE COMPANY, ORDER NO. P-631524, DATED MAY 14, 2024.

SURVEYOR'S STATEMENT

THIS DRAWING/EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 8761.1 OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

GARY TIMOTHY WONG, P.L.S. 5035 _____ DATE _____

SITE INFORMATION

- 1) OWNER/SUBDIVIDER: JOSH ALVA
106 BEN EZRA AVENUE
ROSEVILLE, CA 95678
TELEPHONE: _____
EMAIL: JOSH@PACONSTRUCTION.NET
- 2) SURVEYOR: WONG & ASSOCIATES
11344 COLOMA ROAD, SUITE 235-A
RANCHO CORDOVA CA, 95670
CONTACT: GARY TIMOTHY WONG
TELEPHONE: (916) 283-4800
EMAIL: GTWONG5035@GMAIL.COM
- 3) IMPROVEMENTS: AS REQUIRED BY THE CITY OF ROSEVILLE DEPARTMENT OF PUBLIC WORKS
- 4) EXISTING USE: RESIDENTIAL
- 5) PROPOSED USE: RESIDENTIAL
- 6) EXISTING ZONING: R1
- 7) PROPOSED ZONING: R1
- 8) ASSESSOR'S PARCEL NO.: A.P.N. 013-192-024
- 9) DRAINAGE: CITY OF ROSEVILLE
- 10) FIRE DISTRICT: ROSEVILLE CITY FIRE DEPARTMENT
- 11) PARK DISTRICT: CITY OF ROSEVILLE
- 12) SCHOOL DISTRICT: ROSEVILLE CITY SCHOOL DISTRICT
- 13) SEWER DISTRICT: CITY ROSEVILLE
- 14) WATER DISTRICT: CITY ROSEVILLE
- 15) ACREAGE: 0.515± ACRES (22,451 SQ. FT)
- 16) EXISTING LOTS: ONE
- 17) PROPOSED LOTS: TWO
- 18) LOT SIZE: PARCEL A
0.215 ACRES (9,359 SQ. FT)
PARCEL B
0.301 ACRES (13,092 SQ. FT)

Exhibit A - Tree Identification (see "Tree Summary" in Tree Inventory)								
Tree #	Botanical Name	Common Name	dbh (") (1) (3)	DL (r in ft) (2)	Canopy Area (sf)	Structure Rating-1 to 3 (5)	Condition Rating-0 to 5	Comments (4)
633	Pittosporum tobira	Pittosporum	4	4	50	2	3	Retain: Saprocker damage, on property line
634	Pittosporum tobira	Pittosporum	6	4	50	2	3	Retain: Saprocker damage, on property line
635	Eriobotrya japonica	Loquat	6	3	28	2	3	Retain: Sprouting, dieback in branches, prune dead wood and for fruit production
636	Eriobotrya japonica	Loquat	3,3,3	6	113	2	4	Retain: Multi-stemmed, prune for fruit production
637	Diospyros kaki	Persimmon	4	5	79	3	4	Retain: Single stem, good fruit production, subordinate-inadequate sun exposure
638	Ficus carica	Fig	8	5	79	1	1	Remove: Dead, decayed, bark slough
639	Prunus	Fruit	6	6	113	3	3	Remove: Subordinate, minimal foliage development due to lack of sun exposure
640	Prunus	Fruit	18	12	452	3	3	Retain: Prune for fruit production
641	Lagerstroemia indica	Myrtle	2,2,1	6	113	1	2	Remove: due to poor structure and sprouting
A	Quercus wislizenii	Live Oak	24-36	---	---	---	---	Off Site: Canopy extends 20' over property line
B	Quercus wislizenii	Live Oak	8	---	---	---	---	Off Site: Canopy extends 4' over property line
C	Platanus acerifolia	Plane Tree	24-36	---	---	---	---	Off Site: Canopy extends 8' over property line
D	Quercus lobata	Valley Oak	24-36	---	---	---	---	Off Site: Canopy extends 0' over property line
E	Pistache chinensis	Pistache	12-Aug	---	---	---	---	Off Site: Canopy extends 10' over property line
(1) dbh is estimated and rounded by circumference method.								
(2) Dripline may be irregular due to forest crowding and subordinate growth. DL is est. Subject property has intermixed tree crowns								
(3) (-) (-) indicates there are separate trees in the grouping								
(4) see "General Recommendations for Trees and Site", remove all; defects, inclusions, dead wood, hangers, hazards to persons and property								
(5) Tree structure of 1 and 2 have increased failure potential. A risk assessment should be performed on all retained trees to reduce risk								
Indicates PROTECTED Tree Species								

REVISED: 05-30-2025

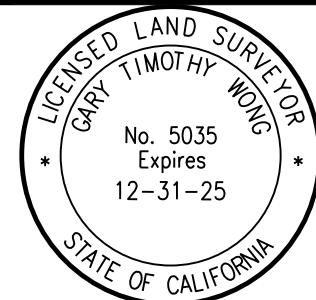
PRELIMINARY

BENCHMARK ELEVATION: 171.50' (NAVD83)
NGS BENCHMARK PID: J4669
ON ORLANDO ROAD FOR 0.42 MILE TO SLIGHT CURVE RIGHT AND STATION ON THE LEFT.
STATION MARK IS A DISK ON A ROD
ENCASED IN A PVC PIPE WITH LOGO CAP
SET IN A CONCRETE POST IT IS 4.3'
SOUTHEAST OF THE RIGHT-OF-WAY FENCE,
45.3' NORTHWEST OF AND SLIGHTLY LOWER
THAN THE ROAD CENTER, 68.0' WEST OF
THE SOUTHWEST END OF THE ROAD CURB

WONG & ASSOCIATES

ENGINEERING • SURVEYING • LAND PLANNING
11344 COLOMA ROAD, SUITE 235A
GOLD RIVER CALIFORNIA, 95670
TEL: (916) 283-4800 FAX: (916) 283-4809

DESIGNED: N/A SCALE: 1" = 10'
DRAWN: TW
CHECKED: GTW
SUBMITTED: GARY TIMOTHY WONG L.S. 5035



NO	DATE	REVISION	BY

TENTATIVE PARCEL MAP

OF
106 BEN EZRA AVENUE
A.P.N. 013-192-024

CITY OF ROSEVILLE COUNTY OF PLACER STATE OF CALIFORNIA

DATE: 03-15-2025
SHEET: 1 / 1
JOB NO. 2024-054