



Sept. 29, 2025

City of Roseville Development Services - Planning
311 Vernon St.
Roseville CA 95678
DOgden@Roseville.CA.US
916-746-1348

Confirmation of Proposed Use at Existing CUP Location

Project Description:

PROPOSED TENANT: His Highness Shia Imami Ismaili Council for Western USA

PROPERTY OWNER: STG Group, LLC

ADDRESS: 1836 Sierra Gardens, Suite 90 & 100
Roseville, CA 95661

This letter is submitted in response to email received regarding the CUP (PL-PREAPP25-0204) at 1836 Sierra Gardens, Suites 90 & 100, and how the proposed addition may affect the required parking spaces.

This modification to the CUP application is intended to revise the already approved CUP (PL17-0367) for Suite 100. The revised tenant area will encompass the full 8,000 sq. ft. previously occupied by the Tarbiya Institute. Importantly, the additional area will not increase the overall occupant load, as it will not be used concurrently with the other areas included in the original scope.

1- **Intended Use**

The proposed use is Community Assembly, which is consistent with the existing CUP approval. The Ismaili Council for Western USA will utilize the space as a place of worship (community assembly) and education center.

2- **Hours of Operation**

Church services are planned Monday through Sunday from 3:30 a.m. to 5:30 a.m. for morning meditation and from 7:00 p.m. to 9:00 p.m. for evening service, with religious education classes between 2:00 p.m. and 6:00 p.m. on Saturdays and Sundays. All events will occur entirely within the tenant space. As with the previous tenant, the hours of use fall outside the normal business hours of neighboring tenants, thereby eliminating potential impacts to shared parking.

3- **Parking Demand**

Average daily attendance is anticipated to be fewer than 70 patrons, primarily families of three to four people. It is estimated that services will generate demand for approximately 20 to 40 parking spaces, which is comparable to the parking utilization of the previous tenant.

In summary, all services and typical uses of the facility will occur outside of the normal hours of operation for other tenants in the business park. We do not anticipate any parking impact or any impact on the operations and access of the adjacent businesses.

Respectfully Submitted,

Daniel P. Eriksson
Architect

Kevin L. Wilcox
Architect



A handwritten signature in blue ink that reads "J. Reilly".

Jeff Reilly, AIA, CSI
Project Architect
CA Lic# C-37247
COMSTOCK JOHNSON ARCHITECTS, INC.

Daniel P. Eriksson
Architect

Kevin L. Wilcox
Architect

Proposed Operations Plan

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Proposed Daily Hours (Monday-Sunday):

3:30 AM – 5:30 AM - Morning Meditation

Average Cars Expected: 20

7:00 PM – 9:00 PM – Evening Service

Average Cars Expected: 40

Proposed Weekend Hours (Saturday-Sunday):

2:00 PM – 6:00 PM – Religious Education

Average Cars Expected: 40

Ismaili Center General Business Hours:

Monday thru Friday – 10:00 AM-9:00 PM

Sundays – 10:00 AM – 3:00 PM