



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

Date: March 29, 2022  
To: RCONA  
Subject: 3338 Blue Oaks 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 #: PL22-0077

Project Name: CSP PCL C-41 & C-42 – Winding Creek Apartments

Description: The project is a request for a Design Review Permit to allow the construction of 216 multi-family residential units. The project will consist of nine (9) 24 plex 3-story garden style walkup buildings with two different building types and an approximate 5,300 sf single-story clubhouse building. The clubhouse consists of leasing offices, game room and gathering room as well as a fitness room with outdoor yoga area. Other site amenities include a pool with covered outdoor seating and cabana area with BBQ's.

Site Location: 3338 Blue Oaks Boulevard

APN: 017-101-050-000

Specific Plan Area: Creekview Specific Plan

Specific Plan Parcel #: C-41 & C-42

Zoning: Multi-Family Housing (R3)

General Plan: High Density Residential (HDR)

Applicant: Keven Sheley, Anthem United Homes Construction LP

Owner: Anthem United Creekview Developments Limited Partnership

Other: Kinarik Shallow, Associate Planner, [kshallow@roseville.ca.us](mailto:kshallow@roseville.ca.us), (916) 746-1309

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  
[kshallow@roseville.ca.us](mailto:kshallow@roseville.ca.us)

Find us online at  
[www.roseville.ca.us](http://www.roseville.ca.us)