



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

Date: July 27, 2022
To: RCONA
Subject: 3440 Westbrook Bl. – CSP PCL C-40 – Objective Design Standards

Dear Board Members:

The Development Services Department has received an application for a new affordable housing development in the City of Roseville. **This letter is a courtesy notice of the pending development, as the project is not subject to a public hearing or public notification process.** The project is being reviewed against the Objective Design Standards (ODS), which is a non-discretionary ministerial permitting process.

On April 21, 2021, the City Council adopted a set of quantifiable design standards, known as the Objective Design Standards (ODS), to meet the City's affordable housing goals and to comply with recent State law. The intent of the ODS is to establish a process by which to review new, qualified affordable housing projects through a ministerial (i.e. "non-discretionary") permitting process. The applicant has self-certified that they are consistent with ODS standards and therefore eligible for the streamlined review process. The City has confirmed that the project meets the ODS.

Additional information regarding the ODS is available here: www.roseville.ca.us/ODS

The City is committed to providing decent, safe, inclusive, and affordable housing for the Roseville community. Affordable housing is important to the health of the community and the local economy. When members of the community can afford to live in the same community where they work, it improves commute traffic, increases investment in the local community, and improves an employer's ability to attract and retain employees.

Please see the following section for key project details. Additional information on this project is available under the "Current Projects" tab on the ODS webpage (see link above).

Project Name: CSP PCL C-40 – Objective Design Standards

Description: The proposed development is a 168-unit, four-story, affordable multi-family residential project with community room, play area, and other site amenities on 5.28 acres on Creekview Specific Plan Parcel C-40. All units will be affordable except for two manager units. The development will contain 57 one-bedroom units, 69 two-bedroom units, and 42 three-bedroom units ranging from 570 square feet to 1,102 square feet. Additionally, the site includes a total of 300 parking spaces.

Site Location: 3440 Westbrook Bl.

Specific Plan Area: CSP

Specific Plan Parcel #: C-40

Zoning: R3

General Plan: HDR

Applicant: Kris Steward, Plan Steward, Inc.

Owner: Brian Moore, Anthem United Creekview Developments Limited Partnership

Thank you for your continued interest in development activity within the City of Roseville. If you have any questions regarding this project, please contact the Planning Division at 311 Vernon Street or by phone at 774-5276.

Sincerely,

Sean Morales, Associate Planner, smorales@roseville.ca.us

Find us online at
www.roseville.ca.us