



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

Date: November 14, 2022  
To: RCONA  
Subject: 1180 Harvey Way – WRSP PCL F-22A – Harvey Way Apartments West

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](http://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: WRSP PCL F-22A – Harvey Way Apartments West

Description: The proposed development is an 82-unit four-story multi-family apartment complex with a community room, manager's unit, fitness center, and outdoor community area on 2.7 acres in the West Roseville Specific Plan area. The development will contain a mix of one, two, and three-bedroom units ranging from 545 square feet to 942 square feet. Additionally, the site includes a total of 133 parking spaces. The project is a qualified affordable housing development and the plans are subject to non-discretionary ministerial approval.

Site Location: 1180 Harvey Way

Specific Plan Area: West Roseville Specific Plan

Specific Plan Parcel #: F-22A

Zoning: R3

General Plan: HDR

Applicant: Kris Steward, Plan Steward, Inc.

Owner: James C. Ghielmetti, West Roseville Development Company Inc.

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,

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