



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

Date: December 8, 2022
To: RCONA
Subject: 3380 Pleasant Grove Boulevard – SVSP PCL WB-30 – 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: SVSP PCL WB-30 – Objective Design Standards

Description: The proposed development is a 355-unit senior affordable multi-family apartment complex consisting of six (6) 4-story buildings, a club-house and pool deck on 8.06 acres in the Sierra Vista Specific Plan area. The project includes a density bonus of 118 units. The development will contain a mix of one and two-bedroom units ranging from 707 square feet to 943 square feet. The project is a qualified senior affordable housing development and the plans are subject to non-discretionary ministerial approval.

Site Location: 3380 Pleasant Grove Boulevard

Specific Plan Area: Sierra Vista Specific Plan

Specific Plan Parcel #: WB-30

Zoning: R3

General Plan: HDR

Applicant: Greg Bardini, Morton & Pitalo, Inc.

Owner: Pine Island Apartments LLC

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 (916) 774-5247.

Sincerely,

Escarlet Mar, Associate Planner, emar@roseville.ca.us

Find us online at
www.roseville.ca.us