



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

Date: April 12, 2023  
To: RCONA  
Subject: 3574 Westbrook 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 #: PL23-0047  
Project Name: CSP PCL C-60 & C-80 - Lot Line Adjustment  
Description: Request for a lot line adjustment to adjust the property line between Creekview Specific Plan Parcel C-60 (Park) and C-80 (School) to accommodate a planned driveway access from Celebrate Drive. No net change to the parcel acreages is proposed.  
Site Location: 3574 Westbrook Boulevard  
APN: 496-620-012-000  
Specific Plan Area: Creekview Specific Plan (CSP)  
Specific Plan Parcel #: C-60 & C-80  
Zoning: Park and Recreation (Parcel C-60) & Public/Quasi-Public (Parcel C-80)  
General Plan: Park and Recreation and PQP (Elementary School), respectively  
Applicant: Kris Steward, Plan Steward, Inc.  
Owner: Anthem United Creekview Developments

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 774-5247 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,

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