



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

Date: August 3, 2023  
To: RCONA  
Subject: 401 Roseville Parkway, 3380 Pleasant Grove Boulevard, 4201 Santucci Boulevard, and 1600 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 #: PL23-0064

Project Name: NIPA PCL CO-52 & SVSP PCL WB-30, WB-32, WB-52 & FD-34 – Campus Oaks and Sierra Vista Land Use Amendments Project in Western Roseville

Description: The project is a request for a General Plan Amendment (GPA), Master Plan Amendment (MPA), and Rezone for HP Campus Oaks (HPCO) Master Plan Parcel CO-52 to change the land use from Tech Park/Business Professional (T/BP) to High Density Residential (HDR) and to change the zoning from Industrial/Business Park (MP/SA) to Multi-Family Housing (R3) to allow the future development of 285 multi-family units. The affordable obligation of 143 low-income units (50 percent of new units proposed on Parcel CO-52) that is required by the City for the change in land use for Parcel CO-52 will be transferred from the HPCO Master Plan to Sierra Vista Specific Plan (SVSP) Parcels WB-30 and WB-32. A Major Project Permit (MPP) Stage 1 Modification is requested to change the HPCO Master Plan to reflect the proposed changes, with the accompanying HPCO Master Plan Amendment to reflect the change in land use and zoning on Parcel CO-52. A Rezone, GPA, and Specific Plan Amendment (SPA) for SVSP Parcel WB-52 is requested to change the zoning from Park and Recreation (PR) to R3 and the land use designation from PR to HDR. Density bonuses and changes to the affordable housing obligations for Parcels WB-30, WB-32, and FD-34 are also requested. The allocation of additional multi-family units is requested pursuant to the Density Bonus Law (see Gov. Code, § 65915 et seq.). Lastly, a Third Amendment to the SVSP Westbrook Development Agreement (DA), a Sixth Amendment to the SVSP Westpark Federico DA, and a Tenth Amendment to the Hewlett Packard Master Plan DA are requested to document transfers of affordable housing obligations between the subject parcels, the revised affordable unit obligations on specified parcels, and to reflect the proposed land use changes and density bonuses. The requested entitlements will result in 285 market-rate HDR units on Parcel CO-52, with the density bonuses (including the transfer of CO-52's low-income affordable unit obligation) on Parcels WB-30, WB-32, and FD-34 adding 256 HDR units affordable to low income households and 10 HDR units affordable to very-low income households to the City's affordable housing unit inventory.

Site Location: 401 Roseville Parkway, 3380 Pleasant Grove Boulevard, 4201 Santucci Boulevard, and 1600 Westbrook Boulevard

APN: 481-260-036-000, 496-100-027-000, 496-100-034-000, 498-020-014-000

Specific Plan Area: North Industrial Planning Area (NIPA) and Sierra Vista Specific Plan (SVSP)

Specific Plan Parcel #: NIPA CO-52, SVSP PCL WB-30, WB-32, WB-52 & FD-34

Zoning: Industrial/Business Park (MP/SA), Multi-Family Housing (R3), Parks and Recreation (PR)

General Plan: Tech Park/Business Professional (T/BP), High Density Residential (HDR), Parks and Recreation (PR)

Applicant:

Greg Bardini, Morton & Pitalo, Inc.

Owner:

Scott Canel, Pine Island Apartments, LLC

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,

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