

**DATE:** March 22, 2024  
**FROM:** Escarlet Mar, Associate Planner

**SUBJECT:** **NOTICE OF INTENT TO APPROVE A MODIFICATION TO A DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION**

Dear Roseville Property Owner and Interested Individuals:

The purpose of this notice is to inform you that a Modification to a Design Review for Residential Subdivision (DRRS) application has been submitted to the Roseville Planning Division. The requested permit is described below.

The City issues Administrative Permits for minor types of projects, based on our review of the application and consistency with City standards, and will not hold a public hearing unless one is requested by you or another interested individual. The Planning Manager intends to approve the permit eleven days following the date of this letter, unless a public hearing is requested. People with questions are invited to contact the Project Planner, Escarlet Mar, by phone at (916) 774-5247 or e-mail at [emar@roseville.ca.us](mailto:emar@roseville.ca.us). All requests for a public hearing must be in writing (to Escarlet Mar, Planning Division, 311 Vernon Street, Roseville, CA 95678) and must be received no later than 5 p.m. on the date noted below. If a public hearing is requested, you will receive notice of the date, time, and place of the public hearing. The Planning Manager's action to approve this permit may be appealed to the Planning Commission within 10 days of the approval date.

**Project Description**

**Applicant:** Inna Miller, Beazer Homes Holdings LLC

**Property Owner:** KLLB AIV LLC

**Date Filed:** February 07, 2024

**File/Project Number:** PL24-0108

**Project Name, Address & Location:** SVSP PCL FD-2 – Pinnacle at Solaire DRRS Modification; 3801 Earl Rush Drive

**Request:** The project is a request for a Design Review Permit for Residential Subdivision (DRRS) Modification to file #PL23-0040 to adjust the rear yard development standard for 120 medium density residential lots. The modification includes reducing the usable open space requirement from 700 sf to 450 sf for Plans 1 and 5 only.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, "Projects Pursuant to a Specific Plan", and Section 303 of the City of Roseville CEQA Implementing Procedures. The project involves a Modification to a DRRS application, which would conform to the approved Sierra Vista Specific Plan.

**LAST DAY TO REQUEST A PUBLIC HEARING: April 2, 2024 by 5 p.m.**

Note: If a decision is challenged in court, the challenge may be limited to raising only those issues which were raised at a public hearing or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing. A public hearing for this application will not be held unless you or another individual requests a public hearing.