

Current Projects Detail

From: 01/01/2000 To: na

Record #	Status	Opened Date	Assigned Date	PEM Date	Completed Date	Planner	Entitlements	Latest Action	Approving Body	Action Date
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8650 AUBURN BL (Plan Area: IN)

PL26-0137	In Review	2/20/26	2/24/26			Shallago	DRP RZ1			
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Project Name: INFILL PCL 175 - Chipotle

Description: Request for a Design Review Permit and Rezone for a proposed 2,385 sq ft Chipotle Mexican Grill with drive through located at the southeast corner of Auburn Blvd. and Whyte Ave. in the southern portion of the City, adjacent to the City of Citrus Heights and Placer County. To permit a restaurant with drive through, the property is proposed to be rezoned from Neighborhood Commercial to Community Commercial.

5000 BASELINE RD (Plan Area: SV)

PL25-0661	Resubmittal Required	12/2/25	12/17/25			Morales	MPP-MOD			
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Project Name: SVSP PCL DF-42 - Baseline Marketplace Pad Buildings 5, 9, 12, 14, 16, 26

Description: Request for a Major Project Permit Stage 2 Modification to modify the building elevations for ten buildings on parcels 5, 9, 14, 16, and 26 within the Baseline Marketplace project. The site plan and preliminary elevations were approved with File #PL25-0246.

5160 BASELINE RD (Plan Area: SV)

PL25-0648	In Review	11/6/25	11/13/25			Morales	MPP-MOD			
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Project Name: SVSP PCL DF-42 - Raising Cane's Baseline Marketplace

Description: Request for an Administrative Modification to the Baseline Marketplace Major Project Permit to allow site revisions to Lot 11 for a Raising Cane's restaurant. The site plan and elevations were originally approved under File #PL25-0246.

5200 BASELINE RD (Plan Area: SV)

PL25-0583	Resubmittal Required	10/15/25					PSPP			
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Project Name: SVSP PCL DF-40, 41, 42 - Baseline Marketplace PSPP

Description: Request for a Planned Sign Permit Program for the Baseline Marketplace commercial center.

5750 BASELINE RD (Plan Area: SV)

Current Projects Detail

From: 01/01/2000 To: na

Record #	Status	Opened Date	Assigned Date	PEM Date	Completed Date	Planner	Entitlements	Latest Action	Approving Body	Action Date
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PL25-0335	Resubmittal Required	6/10/25	8/1/25			Singer	CUP-TF			
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Project Name: SVSP PCL KT-43 - AT&T Telecommunications Facility

Description: Request for a Conditional Use Permit to allow construction of a new cellular transmission facility consisting of a 75-foot-tall faux water tower.

451 BERRY ST (Plan Area: IN)

PL19-0012	Resubmittal Required	1/15/19	1/28/19			Shallago	DRP-MOD			
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Project Name: INFILL PCL 267 - Berry Street Yard

Description: Request for a Design Review Permit Modification to develop the 1.76-acre site with separate leasable spaces for industrial uses, including a vehicle impound yard and light auto repair.

601 BERRY ST (Plan Area: IN)

PL17-0200	Resubmittal Required	7/21/17	3/21/22			Ogden	DRP TP1			
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Project Name: Infill PCL267 - 601 Berry New Flex Building

Description: Design Review Permit for a new 18,400 sf multi-tenant flex/industrial building with associated parking and a Tree Permit to remove two protected oak trees.

2010 BRADY LN (Plan Area: IN)

PL24-0900	Resubmittal Required	7/29/24	8/1/24			Maples	SUBD-MTLM			
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Project Name: INFILL PCL 105 - 2010 Brady Two-Lot Ministerial Map

Description: Request for a Ministerial Two-Lot Map to split a 37,680-square-foot Single-Family Residential (R1) property with an existing home into two (2) lots, consistent with SB9.

45 DELANEY CT (Plan Area: NC)

Current Projects Detail

From: 01/01/2000 To: na

Record #	Status	Opened Date	Assigned Date	PEM Date	Completed Date	Planner	Entitlements	Latest Action	Approving Body	Action Date
PL25-0395	Resubmittal Required	7/15/25	8/1/25			Maples	AP-HO			
<p>Project Name: NCRSP PCL D - LeMay Chiropractic and Wellness</p> <p>Description: Request for an Administrative Permit for Home Occupation to allow a home-based chiropractic and nutrition business seeing the majority of patients online and approximately six patients per week in-person.</p>										

1017 DOUGLAS BL (Plan Area: DH)

PL25-0532	Resubmittal Required	9/19/25					DRP			
<p>Project Name: DHCSP PCL DH-43 - Ionna Charging Station and Store</p> <p>Description: The applicant requests a Design Review Permit to allow the installation of 24 EV Charging stations and associated canopy structures. The project additionally proposes the installation of an unmanned convenience store, restrooms, and a patio area.</p>										

1801 DOUGLAS BL (Plan Area: DS)

PL25-0451	In Review	8/6/25	8/13/25			Morales	DRP-MOD			
<p>Project Name: DSCSP PCL DS-44 - Retail Building Refresh</p> <p>Description: Request for a Design Review Permit Modification to allow refresh of an existing 8,900 sf retail building including dividing into 2-3 tenants, removing vertical roofing materials, modifying the drive thru lane, and replacing the trash enclosure. The building is part of the Placer Center shopping center originally approved under file #UP 82-09.</p>										

1513 EUREKA RD (Plan Area: NE)

PL22-0271	Resubmittal Required	8/8/22	8/10/22			Morales	GP-MINOR			
<p>Project Name: NERSP PCL 8 - Eureka MOB Grading Plan</p> <p>Description: Request for a Minor Grading Plan to allow rough grading for a future medical office building. The work will result in approximately 26,700 cubic yards of export.</p>										

1600 EUREKA RD (Plan Area: NE)

PL25-0657	In Review	11/24/25	1/13/26			Shallago	MPP-MOD			
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Project Name: NERSP PCL 12 - Kaiser Lot 4 Parking Expansion

Description: Request for a MPPMOD for the Kaiser Permanente Roseville Medical Center Lot 4 Parking Expansion

428 FIFTH ST (Plan Area: IN)

PL25-0162	Resubmittal Required	3/3/25	12/1/25			Morales	DRP			
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Project Name: INFILL PCL 278 - Arrow Rentals

Description: Request for a Design Review Permit for conversion of vacant lot to a parking and storage lot including providing underground utilities & paved lot striping.

5771 FIVE STAR BL (Plan Area: HR)

PL23-0354	Resubmittal Required	12/1/23	12/5/23			Morales	DRP-MOD			
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Project Name: HRNSP PCL 45B - Fairway Commons I DRP-MOD

Description: EXTERIOR FACADE AND FENESTRATION ALTERATION TO DELINEATE NEW RETAIL SPACES IN EXISTING SHOPPING CENTER.

7465 FOOTHILLS BL (Plan Area: NI)

PL22-0412	Resubmittal Required	11/18/22	11/23/22	1/18/23		Morales	DRP			
							GPA2	Scheduled	Project Evaluation Meeting (PEM)	1/18/23
							RZ2			
							SUBD2			
							TP1			

Project Name: NIPA PCL 50 - Foothills Station Rezone

Description: Request for a General Plan Amendment and Rezone to change the existing land use and zoning designations for a 7-acre portion of the property from Light Industrial to Community Commercial. The request also includes a Tentative Subdivision Map to subdivide the 29.3 acre parcel into 5 lots. The project proposes two options for the corner parcel. One is a proposed 8-pump gas station with a 6,000-sf convenience store. The second option is a 6,000-sf Shop space that could include a variety of retail and food uses with the end cap being for a drive thru user. The other users include a 5,800-sf car wash at P2, a 6,758-sf shop building at P3 and a 2,250 sf coffee shop with drive thru at P4. A Tree Permit is requested to remove 8 oak trees.

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7801 FOOTHILLS BL (Plan Area: NI)

PL25-0519	Resubmittal Required	9/12/25					MPP-MOD			
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Project Name: NIPA PCL 50 - Building 5 Modifications

Description: MPP modification of the previously approved MPP (PL21-0227) with revised Building 5 reduced from 162,245 SF to approximately 103,765 SF. The project will include a concrete tilt-up building, landscaping, and associated site improvements. The project will also include interior buildout for a tenant requiring a paint/prep booth install inside the building. The paint booth will be submitted for permitting through the Placer County Air Pollution Control District.

8701 FOOTHILLS BL (Plan Area: NI)

PL20-0262	Resubmittal Required	12/15/20	4/8/21	4/28/21		Shallago	DRP	Scheduled	Project Evaluation Meeting (PEM)	4/28/21
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Project Name: NIPA PCL 25 - Roseville Foothills Development

Description: Request for a Design Review Permit to allow construction of 7 buildings on 8+ acres totaling 99,117 square feet, consisting of six (6) one-story flex-office buildings and one (1) two-story office building with subterranean parking. Associated site improvements include lighting, landscaping, and surface parking. A Voluntary Merger is also requested to merge the two (2) existing parcels into one, 8.16-acre parcel.

9100 FOOTHILLS BL (Plan Area: NI)

PL23-0050	In Review	3/16/23					PRE-APP			
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Project Name: NIPA PCL 47A - Roseville Electric Utility Impact Study

Description: Preapplication meeting for electrical utility impact study by city of Roseville Electric.

10198 FOOTHILLS BL (Plan Area: NI)

PL25-0468	Resubmittal Required	8/20/25	8/25/25			Shallago	DRP			
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Project Name: NIPA PCL 42 & 43 - New Warehouse Facility

Description: Request for a Design Review Permit to allow the construction of an approximate 58,000 sf two-story warehouse building with an office component, along with associated parking, lighting, and landscaping.

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749 GALLERIA BL (Plan Area: IN)

PL24-1063	In Review	11/4/24	2/17/26			Singer	DRP-MOD			
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Project Name: INFILL PCL 267 - Industrial Container Service Addition

Description: Request for a Design Review Permit Modification to allow the installation of a new slab foundation approximately 1,168 square feet and removing and replacing the existing furnace.

901 GALLERIA BL (Plan Area: IN)

PL23-0271	In Review	9/6/23	9/26/23			Morales	PRE-APP			
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Project Name: INFILL PCL 380 - Roseville Commons Pre-Application

Description: Pre-Application for the project at 901 to 903 Galleria Blvd. (Former Green Acres site and vacant lot.) consisting of 1,000,000 square feet of mixed development.

2551 HAYDEN PW (Plan Area: WR)

PL25-0067	Resubmittal Required	1/21/25	4/10/25			Morales	CUP			
							DRP			
							SUBD1			

Project Name: WRSP PCL F-34 - Hayden Commercial Center

Description: Request for a Conditional Use Permit, Design Review Permit, and Tentative Parcel Map to allow construction of a 4,650SF neighborhood market, 5,504 SF fueling canopy, 3,596SF express carwash, 10,000SF food court, and a 2,074SF Starbucks with drive thru on four newly created parcels.

504 KEEHNER AV (Plan Area: IN)

PL25-0109	Resubmittal Required	2/4/25	8/1/25			Shallago	SUBD-MTLM			
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Project Name: INFILL PCL 37 - 504 Keehner Ave Two-Lot Ministerial Map

Description: Request for a Ministerial Two-Lot Map to split a 0.26-acre Single-Family Residential (R1) property with one (1) existing home into two (2) lots, consistent with SB9.

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104 KING RD (Plan Area: DH)

PL25-0502	Resubmittal Required	9/11/25					SUBD-MMFM			
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Project Name: DHCSP PCL DH-35 - SB684 Ministerial Map

Description: The applicant requests a Ministerial Tentative Subdivision Map to create ten lots subject to SB684.

1400 LEAD HILL BL (Plan Area: NE)

PL26-0117	In Review	2/9/26	2/24/26			Shallago	AP-PR DRP			
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Project Name: NERSP PCL 11 - Walmart Gas Station

Description: The proposed project includes the construction of a new fuel station with ten fueling dispensers and a 1,556 square-foot convenience store within the existing parking lot of a Walmart Supercenter. The project also includes a request for a parking reduction.

2141 MARCH RD (Plan Area: IN)

PL23-0321	Resubmittal Required	10/4/23	10/13/23	11/29/23		Shallago	DRP	Scheduled	Project Evaluation Meeting (PEM)	11/29/23
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Project Name: INFILL PCL 285 - March Road Outdoor Storage

Description: Request for a Design Review Permit to allow construction of a paved lot for material and equipment storage on two separate parcels.

641 OAKBOROUGH AV (Plan Area: NW)

PL23-0242	Resubmittal Required	8/11/23	8/15/23			Morales	SUBD-MTLM undefined			
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Project Name: NWRSP PCL 52 - Ministerial Two-Lot Map

Description: Request for a Ministerial two-lot split for 641 Oakborough Ave.

990 PLEASANT GROVE BL (Plan Area: NC)

Current Projects Detail

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PL17-0308 In Review 10/25/17 11/6/17 McColl AP-PR

Project Name: NCRSP PCL 41 - Veterans' Plaza Retail Parking Reduction

Description: Request to reduce the number of parking spaces needed from 58 to 46 for the anchor retail tenant located within Veteran's Plaza.

1875 PLEASANT GROVE BL (Plan Area: WR)

PL25-0496 Resubmittal Required 9/4/25 9/15/25 Singer CUP

DRP
SUBD2

Project Name: SVSP PCL JM-41 & WRSP PCL W-20 - Sierra View Shopping Center

Description: Request for a Design Review Permit and Conditional Use Permit to allow construction of a 14-acre commercial shopping center with retail and restaurant uses. Combined building area is approximately 75,000 sf. A Tentative Subdivision Map is also requested to create new parcels consistent with the site plan.

3380 PLEASANT GROVE BL (Plan Area: SV)

PL26-0067 Resubmittal Required 1/14/26 2/3/26 Shallago EA-SV

LLA
SUBD1

Project Name: SVSP PCL WB-30 - Parcel Map

Description: Request for a Tentative Parcel Map to subdivide Parcel WB-30 into two lots and a Lot Line Adjustment to adjust the existing lot lines among WB-30, WB-31, and WB-52. An easement abandonment is also requested to abandon a public access easement in order to accommodate an apartment project.

917 PULLEN ST (Plan Area: IN)

PL25-0673 Resubmittal Required 12/12/25 12/17/25 1/28/26 Shallago PRE-APP Scheduled Project Evaluation Meeting (PEM) 1/28/26

Project Name: INFILL PCL 268 - Concrete Batch Plant Preapp

Description: Pre-Application Meeting. Tentative Parcel Map to subdivide the two-parcel project site into three parcels and a Conditional Use Permit to construct and operate a concrete batch plant on Proposed Parcel A fronting Berry Street. Two existing single-family residences on the project site to remain.

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416 RIVERSIDE AV (Plan Area: RG)

PL22-0373	Resubmittal Required	10/5/22	11/8/22			Shallago	DRP			
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Project Name: RGSP PCL RG-6 - 416 Lofts

Description: Request for a Design Review Permit to construct an 18-unit multi-family residential development and office use with the removal of existing single family home. Improvements include (2) 3-story residential buildings with garages, surface parking spaces with carports, and all underground utilities.

140 ROSEVILLE PW (Plan Area: NI)

PL25-0672	Resubmittal Required	12/11/25	12/18/25			Blandon	AP			
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Project Name: NIPA PCL CO-41 - Clothing Drop Spot

Description: Applicant requests a Clothing Drop Spot for collection of textiles and shoes.

811 SHEARER ST (Plan Area: AT)

PL24-0560	Resubmittal Required	4/15/24	4/29/24			Mar	AP			
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Project Name: ASCSP PCL AT-30 - 811 Shearer St Addition

Description: Request for an Administrative Permit to add 970 SF of habitable space to an existing single-family dwelling.

390 N SUNRISE AV (Plan Area: NE)

PL26-0154	In Review	2/23/26	2/24/26			Morales	DRP-MOD			
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Project Name: NERSP PCL 14 - Patio Modification

Description: Applicant requests to place metal roof above their existing patio outdoor seating area.

707 SUNRISE AV (Plan Area: IN)

PL25-0356	In Review	6/24/25	12/3/25			Morales	DRP			
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Record #	Status	Opened Date	Assigned Date	PEM Date	Completed Date	Planner	Entitlements	Latest Action	Approving Body	Action Date
							FEP TP2			

Project Name: INFILL PCL 138 & 305 - Independent Living Cottages at The Terraces

Description: Request for a Design Review Permit and Flood Encroachment Permit for new senior independent living cottages adjacent to the Terraces at Roseville senior living facility. The project will consist of four (4) single-story buildings with 23 dwelling units and associated parking on an undeveloped portion of an existing developed site. A Tree Permit is also requested to allow the removal of native oak trees.

515 TAHOE AV (Plan Area: IN)

PL22-0258	Open	7/29/22	7/29/22			Bitter	PS-MISC	Scheduled	Design Committee	8/18/22
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Project Name: Historic Sierra Vista Sign Appeal

Description: Request to appeal the Planning Manager's decision to deny a subdivision sign for the Historic Sierra Vista Neighborhood at 515 Tahoe Avenue. The appeal will be heard by the Design Committee.

1 TIGER WY (Plan Area: IN)

PL24-1055	In Review	10/29/24	11/19/24			Morales	EA-GV	Scheduled	City Council	3/18/26
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Project Name: INFILL PCL 355 - Campo Street Abandonment

Description: Request for general vacation to abandon a portion of Campo Street to Roseville High School District

200 VERNON ST (Plan Area: DT)

PL23-0195	Appealed	7/20/23	7/24/23			Maples	PS-MISC	Appealed	Planning Commission	8/24/23
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Project Name: Appeal of DTSP PCL DT-6 - 200 Vernon Mixed Use Redevelopment

Description: Appeal of the Planning Manager's approval of the Minor Design Review Permit (PL22-0382) for a mixed use development with commercial uses on the ground level and 12 one (1) and two (2) bedroom units on the second floor. Building façade and parking lot improvements are also proposed. The appeal will be heard by the Planning Commission.

PL26-0116	In Review	2/9/26					DRP-FI			
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Project Name: DTSP PCLDT-6 - 200 Vernon MDRP

Description: Applicant is requesting a Minor DRP for minor facade improvements to the first and second floor.

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Record #	Status	Opened Date	Assigned Date	PEM Date	Completed Date	Planner	Entitlements	Latest Action	Approving Body	Action Date
311 VERNON ST (Plan Area: CW)										
PL15-0395	In Review	11/5/15	11/5/15			Hocker	OA			
Project Name: Zoning Ordinance Amendment 2016: Floodplain Legislation										
Description: A Zoning Ordinance Amendment to update the text and policies of the Floodway and Floodway Fringe Zones, and related text, consistent with the General Plan Update 2015: Floodplain Legislation (PL15-0053) project.										
PL16-0057	Open	2/23/16	2/23/16			McColl	PS-MISC			
Project Name: CA Department of Fish & Wildlife Routine Maintenance Agreement										
Description: Agreement with the CA Department of Fish & Wildlife to allow routine maintenance within streambeds.										
PL16-0237	Open	7/7/16	7/7/16			Wiley	PS-MISC	Approved	City Council	2/15/17
Project Name: Multi Hazard Mitigation Plan										
Description: Five year update of the MHMP and associated Mitigated Negative Declaration										
PL16-0336	Open	9/28/16	5/13/19			McColl	PS-GPA PS-MISC	Approved Scheduled	City Council City Council	8/5/20 6/19/19
Project Name: General Plan Update 2035										
Description: Preparation of a General Plan Update focusing on updates to comply with changes in state law, including policies related to VMT and greenhouse gases.										
PL16-0355	Open	10/18/16	10/18/16			Wiley	PS-MISC			
Project Name: Placer Ranch - County Project Review										
Description: Placer Ranch - County Project Review (This file is for tracking purposes only.)										
PL17-0085	Open	3/29/17	3/29/17			Wiley	PS-MISC	Scheduled	Planning Commission	5/11/17
Project Name: Community Priorities Advisory Committee - CPAC										

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Record #	Status	Opened Date	Assigned Date	PEM Date	Completed Date	Planner	Entitlements	Latest Action	Approving Body	Action Date
<p>Description: Staff will be working to facilitate meetings with the CPAC which is charged with determining if existing levels of service and programs provided by Fire, Police, Parks, and Recreation, and Public Works Development Services remain appropriate in light of fiscal challenges.</p>										
PL17-0168	Open	6/22/17	6/22/17			Wiley	PS-MISC			
<p>Project Name: Community Priority Advisory Committee (CPAC)</p> <p>Description: A community wide effort to gain feedback from the community in prioritizing City services</p>										
PL19-0230	Open	7/9/19	7/9/19			McColl	PS-OA	Approved	City Council	3/4/20
<p>Project Name: Zoning Ordinance Update</p> <p>Description: The project is an update to Title 19 Zoning of the Municipal Code (Zoning Ordinance) to address typos, errors, and omissions; modify text for clarity and consistency in interpretation; address current business models and development types (e.g. pet daycare, instead of only overnight kennels); and modify certain development processes to be consistent with the City's development goals (e.g. in Industrial zones, allow deviations from height limitations through the Design Review process, consistent with the process for Commercial zones).</p>										
PL21-0160	In Review	5/3/21					OA	Recommend Denial to CC	Planning Commission	6/10/21
<p>Project Name: Tobacco Ordinance 2021</p> <p>Description: Request for an Ordinance Amendment to restrict tobacco sales.</p>										
PL26-0088	In Review	2/3/26	2/3/26			Singer	PS-OA			
<p>Project Name: Zoning and Subdivision Ordinance Update 2026</p> <p>Description: Annual zoning and subdivision ordinance update in response to state legislation passed in 2025 and to make minor corrections and maintenance updates. Update the following Sections of the Subdivision Ordinance: --. Update the following Sections of the Zoning Ordinance: --.</p>										
PL26-0134	In Review	2/19/26	2/19/26			Hocker	PS-OA			
<p>Project Name: Accessory Dwelling Unit (ADU) Ordinance Update 2026</p> <p>Description: A comprehensive update of Chapter 19.60 of the Roseville Municipal Code to reflect changes in state law, reorganize, and clarify the ordinance. State law revisions include changes to the number of ADUs permitted, square footage calculated as livable space, and owner occupancy for a JADU is required only where there is a shared bathroom. Other changes include revisions to the Administrative Permit process for ADUs, adding references to the definition of Kitchens in the Zoning Ordinance, a new definition for "separate entrance" and " separate exterior entrance," combining the Exceptions to Development Standards into the Number Permitted section, and other changes.</p>										

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2117 VIOLA WY (Plan Area: DT)

PL24-0621	Resubmittal Required	4/25/24	5/6/24			Morales	EA-SV			
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Project Name: Roseville Easement Abandonment

Description: Request to abandon a City of Roseville easement located on a parcel in the City of Rocklin (APN# 046-020-003-000). The written easement was created in 1928 for the Roseville Water Company to allow construction and maintenance of a flume, ditch, or pipeline across the western portion of the property. The line was never constructed and the easement is not needed by the City. Property is located just north of 2117 Viola Way.

1750 VISTA GRANDE BL (Plan Area: SV)

PL22-0345	Resubmittal Required	9/15/22	9/20/22			Mar	DRP			
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Project Name: SVSP PCL FD-33 - Vista Grande Apartments

Description: Request for a Design Review Permit to allow construction of 172 units of three-story multifamily market rate apartments within 7 apartment buildings and a smaller building with leasing, clubhouse and fitness along with a pool and spa on 8.59 acres.

2900 VISTA GRANDE BL (Plan Area: SV)

PL25-0535	Resubmittal Required	9/26/25	10/8/25			Morales	DA-SINGLE			
							DRP-RS			
							GPA2			
							RZ2			
							SPA2			
							SUBD3			

Project Name: SVSP PCL UR-92 - Chan Development

Description: Applicant requests General Plan Amendment from Urban Reserve (UR) to Medium Density Residential (MDR and Open Space (OS), a Rezone from Urban Reserve (UR) to RSDS and OS, a Specific Plan Amendment from UR-92 to CH-20 (MDR 7.7), CH-80 (OS-powerline) and CH-81 (OS), a Large Lot Map to create three (3) large lots, a Small Lot Subdivision Map to create 219 single family lots, a Design Review for Residential Subdivision, a Lot Line Adjustment to adjust the property line between the Chan Property and SVSP Village CO-03, either amend the Conley DA or create a new DA for the Chan property and a Subdivision Modification to PL21-0233 to modify Villages CO-03 and CO-21.

Current Projects Detail

From: 01/01/2000 To: na

Record #	Status	Opened Date	Assigned Date	PEM Date	Completed Date	Planner	Entitlements	Latest Action	Approving Body	Action Date
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4501 WESTBROOK BL (Plan Area: AR)

PL26-0068	Resubmittal Required	1/14/26	1/28/26			Morales	AP-UAT			
							SUBD3			

Project Name: ARSP PCL AR-28, AR-39, AR- 40, AR-42, AR-43 & AR-45 - Amoruso Phase 1 Subphase D & E

Description: Small Lot Tentative Subdivision Map to subdivide ARSP Parcels AR-28, -39, -40, -42, -43 & -45 into approximately 451 residential lots. Request also include unit transfers between parcels.