

Monthly Development Activity Update - June 2008

Planning & Redevelopment Department





- ✓ Building and Occupancy Permits
- ✓ Residential and Non-Residential Projects
- ✓ Rezone, General and Specific Plan Amendments
- ✓ Project Location Map
- ✓ Applicants and Developers

The following summary of development activity within the City of Roseville includes a brief description of new development projects that have been submitted, approved, started, or completed construction during the current month.

If you have any questions, comments, or suggestions about development activity in Roseville (or this report), please contact the City of Roseville Planning and Redevelopment Department at (916) 774-5276 or email us at: planningdept@roseville.ca.us

City of Roseville Planning & Redevelopment Department

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Use Type Definitions:

APT = Apartment	HOT = Hotel	OFF-M = Office (Mixed Use)
AUT = Auto Related Retail	HSP = Hospital	PFA = Public Facility
CFA = Care Facility	IBP = Industrial/Business Park	PRC = Parks and Recreation
CHU = Church	IND = Industrial	RES = Restaurant
CMT = Cemetary	IND-L = Light Industrial	RET = Retail
CND = Condominium	LDR-A = Low Density Residential (Attached)	RET-M = Retail (Mixed Use)
COL = College	LDR-D = Low Density Residential (Detached)	SCH = School (Private)
COM = Commercial	LDR-M = Low Density Residential (Mixed Use)	SER = Service
CRC = Commercial Recreation	MAN = Manufacturing	SFD = Single Family Dwelling
DAY = Daycare	MDR-A = Medium Density Residential (Attached)	STR = Storage Facility
DUP = Duplex	MDR-D = Medium Density Residential (Detached)	TRI = Triplex
FIN = Financial Building	MDR-M = Medium Density Residential (Mixed Use)	UTL = Utility
FST = Fire Station	MED = Medical Office	WHS = Warehouse
GSV = Gas/Service Station	MFD = Multi Family Dwelling	WHS-O = Warehouse/Office Mix
HDR-A = High Density Residential (Attached)	MHP = Mobile Home Park	
HDR-D = High Density Residential (Detached)	NTC = Night Club	
HDR-M = High Density Residential (Mixed Use)	OFF = Office	

Planning Area Definitions:

CV = Creek View Specific Plan (Proposed)
CW = City Wide
DW = Del Webb Specific Plan
HR = Highland Reserve North Specific Plan
IN = Infill
NC = North Central Specific Plan
NE = Northeast Roseville Specific Plan
NI = North Industrial Plan Area
NR = North Roseville Specific Plan
NW = Northwest Roseville Specific Plan
RG = Riverside Gateway Specific Plan
SE = Southeast Roseville Specific Plan
SR = Stoneridge Specific Plan
SV = Sierra Vista Specific Plan (Proposed)
WR = West Roseville Specific Plan

Project Definitions:

ANN = Annexation
AP = Administrative Permit
DRP = Development Review Permit
DRPMOD = DRP Modification
GPA = General Plan Amendment
MPP = Major Project Permit
MPPMOD = MPP Modification
OA = Ordinance Amendment
RZ = Rezone
SPA = Specific Plan Amendment



Building Permit Activity Summary (6/1/2008 - 6/30/2008)

SFD PERMITS ISSUED

	Permits	
HIGHLAND RESERVE NORTH (11 TOTAL PERMITS)		
HIGHLAND RESERVE NORTH PARCEL 30 (SUBD 03-03)	11	
INFILL (1 TOTAL PERMITS)		
THEILES 1 (NO FILE #)	1	
NORTH CENTRAL ROSEVILLE (8 TOTAL PERMITS)		
VILLEMONT CONDOMINIUMS (SUBD 03-07)	8	
NORTH INDUSTRIAL (33 TOTAL PERMITS)		
LONGMEADOW VILLAGE 1 (SUBD 03-06)	13	
LONGMEADOW VILLAGE 2 PHASE 3 (SUBD 03-06)	20	
NORTH ROSEVILLE (15 TOTAL PERMITS)		
CROCKER RANCH NORTH LOT 3A (SUBD 01-03)	6	
CROCKER RANCH NORTH LOT 5 (SUBD 01-03)	9	
NORTHWEST ROSEVILLE (15 TOTAL PERMITS)		
ROSE PARK (SUBD 03-16)	15	
STONERIDGE (1 TOTAL PERMITS)		
STONERIDGE WEST VILLAGE 4 PHASE 2 3 & (SUBD 98-20)	1	
WEST ROSEVILLE (111 TOTAL PERMITS)		
FIDDYMENT RANCH VILLAGE 1A PHASE 1 (SUBD 04-08)	7	
FIDDYMENT RANCH VILLAGE 1B PHASE 1 (SUBD 04-08)	4	
FIDDYMENT RANCH VILLAGE 1B PHASE 2 (SUBD 04-08)	3	
FIDDYMENT RANCH VILLAGE 3 (SUBD 04-10)	9	
WESTPARK VILLAGE 1 PHASE 3 (SUBD 04-01)	10	
WESTPARK VILLAGE 10 PHASE 2 (SUBD 05-04)	7	
WESTPARK VILLAGE 11 (SUBD 05-05)	17	
WESTPARK VILLAGE 12 (SUBD 05-06)	10	
WESTPARK VILLAGE 3B (SUBD 04-03)	4	
WESTPARK VILLAGE 4A (SUBD 04-04)	6	
WESTPARK VILLAGE 4B (SUBD 04-04)	6	
WESTPARK VILLAGE 5 (SUBD 04-05)	5	
WESTPARK VILLAGE 8 (SUBD 05-03)	8	
WESTPARK VILLAGE CENTER 22 (SUB-000021)	15	
TOTAL SFD PERMITS ISSUED	195	

MFD PERMITS ISSUED

	Permits	Units
WEST ROSEVILLE (3 TOTAL PERMITS)		
SIENA APARTMENTS (DRP-000218)	1	156
VINTAGE SQUARE SENIOR APARTMENTS (DRP-000192)	2	152
TOTAL MFD PERMITS ISSUED	3	308



Building Permit Activity Summary (6/1/2008 - 6/30/2008)

SFD PERMITS FINALED

	Permits
HIGHLAND RESERVE NORTH (1 TOTAL PERMITS)	
HIGHLAND RESERVE NORTH PARCEL 30 (SUBD 03-03)	1
INFILL (3 TOTAL PERMITS)	
ENWOOD (NO FILE #)	1
THEILES 2 (NO FILE #)	1
VITALE TRACT (NO FILE #)	1
NORTH INDUSTRIAL (4 TOTAL PERMITS)	
LONGMEADOW VILLAGE 1 (SUBD 03-06)	4
NORTH ROSEVILLE (4 TOTAL PERMITS)	
CROCKER RANCH NORTH LOT 3A (SUBD 01-03)	2
CROCKER RANCH NORTH LOT 5 (SUBD 01-03)	2
NORTHWEST ROSEVILLE (3 TOTAL PERMITS)	
ROSE PARK (SUBD 03-16)	3
WEST ROSEVILLE (46 TOTAL PERMITS)	
FIDDYMENT RANCH VILLAGE 17 (SUBD 04-23)	2
FIDDYMENT RANCH VILLAGE 1B PHASE 1 (SUBD 04-08)	1
WESTPARK VILLAGE 1 PHASE 1 (SUBD 04-01)	4
WESTPARK VILLAGE 1 PHASE 3 (SUBD 04-01)	6
WESTPARK VILLAGE 12 (SUBD 05-06)	3
WESTPARK VILLAGE 21 (SUBD 05-07)	18
WESTPARK VILLAGE 3A (SUBD 04-03)	3
WESTPARK VILLAGE 5 (SUBD 04-05)	1
WESTPARK VILLAGE 6 (SUBD 04-16)	3
WESTPARK VILLAGE 7 (SUBD 04-06)	3
WESTPARK VILLAGE 8 (SUBD 05-03)	2
TOTAL SFD PERMITS FINALED	<hr/> 61



Development Activity by Date (6/1/2008 - 6/30/2008)

RESIDENTIAL ACTIVITY

Activity Name	Project #	Address	Plan Area	Use Type	Units	Acres
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APPROVED

LINCOLN STREET LOFTS - RESIDENTIAL	DRP-000258	331 LINCOLN ST	IN	MDR-A	4	0.00
Total Units/Acres					4	0.00

UNDER CONSTRUCTION

VINTAGE SQUARE SENIOR APARTMENTS - W-25	DRP-000192	3151 MARKET ST	WR	HDR-A	152	4.99
SIENA APARTMENTS - PCL F20	DRP-000218	2501 HAYDEN PW	WR	HDR-A	156	6.90
Total Units/Acres					308	11.89

NON-RESIDENTIAL ACTIVITY

Activity Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
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BEING PROCESSED

BP ARCO	DRP-000264	1139 DOUGLAS BL	IN	GSV	2,900	0.98
Total Bldg Sq Ft/Acres					2,900	0.98

APPROVED

SUNRISE SENIOR LIVING - PCL 27	DRP-000248	3801 COUNTRY CLUB DR	NW	CFA	24,506	3.08
LINCOLN STREET LOFTS - COMMERCIAL	DRP-000258	331 LINCOLN ST	IN	RET	2,820	0.06
Total Bldg Sq Ft/Acres					27,326	3.14

UNDER CONSTRUCTION

KEMPER BUSINESS PARK LOT 6	DRP-000059	501 DEREK PL	IN	WHS-O	19,779	2.70
FOOTHILLS COMM CTR ANNEX (LOT 7 - BLDG A)	DRP-000090	1101 WINDING CREEK RD	NI	IBP	47,612	6.07
FOOTHILLS COMM CTR ANNEX (BLDG A)	DRP-000091	1110 WINDING CREEK RD	NI	IBP	21,487	2.39
FOOTHILLS COMM CTR ANNEX (BLDG B)	DRP-000091	1120 WINDING CREEK RD	NI	IBP	8,232	0.97
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#10	DRP-000110	8220 INDUSTRIAL AV	NI	IBP	39,123	2.71
NIPA COASTAL/KMS COMMERCIAL CENTER - LOT#9	DRP-000110	8210 INDUSTRIAL AV	NI	IBP	46,324	3.62
THE FOUNTAINS - BLDG N (MJ 4)	MPP 98-03	1017 GALLERIA BL	NC	RET-M	15,632	0.00
THE FOUNTAINS - BLDG H	MPP 98-03	1186 ROSEVILLE PW	NC	RET	8,286	0.00
THE FOUNTAINS - BLDG J	MPP 98-03	1194 ROSEVILLE PKWY	NC	RES	8,153	0.00
Total Bldg Sq Ft/Acres					214,628	18.46

COMPLETED

HAMPTON INN & SUITES HOTEL	DRP 04-31	110 N SUNRISE	IN	HOT	52,136	1.57
ROSEVILLE CROSSING - BLDG #3	DRP-000157	10505 FAIRWAY DR	HR	RET	4,000	0.81



Development Activity by Date (6/1/2008 - 6/30/2008)

NON-RESIDENTIAL ACTIVITY

Activity Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
SHEA CENTER ROSEVILLE - BLDG 5	MPP 01-02	548 GIBSON DR	NC	OFF	50,070	2.91
SOUTH PLACER JUSTICE CENTER COURTHOUSE	MPP 03-03	10820 INDUSTRIAL AV	NI	PFA	110,700	10.35
THE FOUNTAINS - BLDG A	MPP 98-03	1198 ROSEVILLE PW	NC	RET	44,712	0.00
THE FOUNTAINS - BLDG B	MPP 98-03	1182 ROSEVILLE PW	NC	RET	45,730	0.00
THE FOUNTAINS - BLDG M	MPP 98-03	1013 GALLERIA BL	NC	RET	52,860	0.00
THE FOUNTAINS - ORVIS (MJ 3)	MPP 98-03	1009 GALLERIA BL	NC	RET	13,446	0.00
Total Bldg Sq Ft/Acres					373,654	15.64



Allocation Activity Summary (6/1/2008 - 6/30/2008)

ADOPTED

Project File No.	Adopt Date	Resolution / Ordinance No.	Description
2007PL-189 (WRSP PCL F-30 REZONE & UNIT TRANSFERS)			
		WR	1900 BLUE OAKS BL
GPA-000042	06/04/2008	08-299	TO CHANGE LAND USE ON PCL F-30 FROM BP TO CC, AND TO INCREASE DENSITIES ON F-21, F-22, F-23, F-24, F-25, F-26 TO 20 DU/AC
RZ-000042	06/18/2008	4667	TO REZONE WRSP PCL F-30 FROM BP TO CC
SPA-000030	06/04/2008	08-300	TO CHANGE LAND USE ON PCL F-30 FROM BP TO CC, AND TO INCREASE DENSITIES ON F-21, F-22, F-23, F-24, F-25, F-26 TO 20 DU/AC
2007PL-201 (NERSP PCL 15L8 15L9 MARRIOTT CLUBSPORT)			
		NE	1460 STONE POINT DR
RZ-000044	06/04/2008	4660	REZONE ON LOT 8 FROM R-3 TO PD-178 FOR AN OFFICE USE AND A REZONE ON LOT 9 FROM R-3 TO CC FOR A SIX STORY 174 ROOM HOTEL W/40,000 SF POOL AREA & 3200 SF RESTAURANT, 2-STORY 65,000 SF FITNESS CLUB.
2008PL-040 (NERSP PCL 15 LOT 15 REZONE)			
		NE	1471 STONE POINT DR
RZ-000046	06/04/2008	4659	STONE POINT - GPA, SPA, RZ TO CHANGE ZONING FROM PD178 TO PR AND LAND USE FROM BP TO PR FOR 2 ACRE PARK SITE
2008PL-036 (BICYCLE MASTER PLAN UPDATE)			
		CW	311 VERNON ST
GPA-000047	06/04/2008	08-307	BICYCLE MASTER PLAN UPDATE



Legend

Project Types:

Non-Residential Projects

Residential Projects

Rezones, General & Specific Plan Amendments

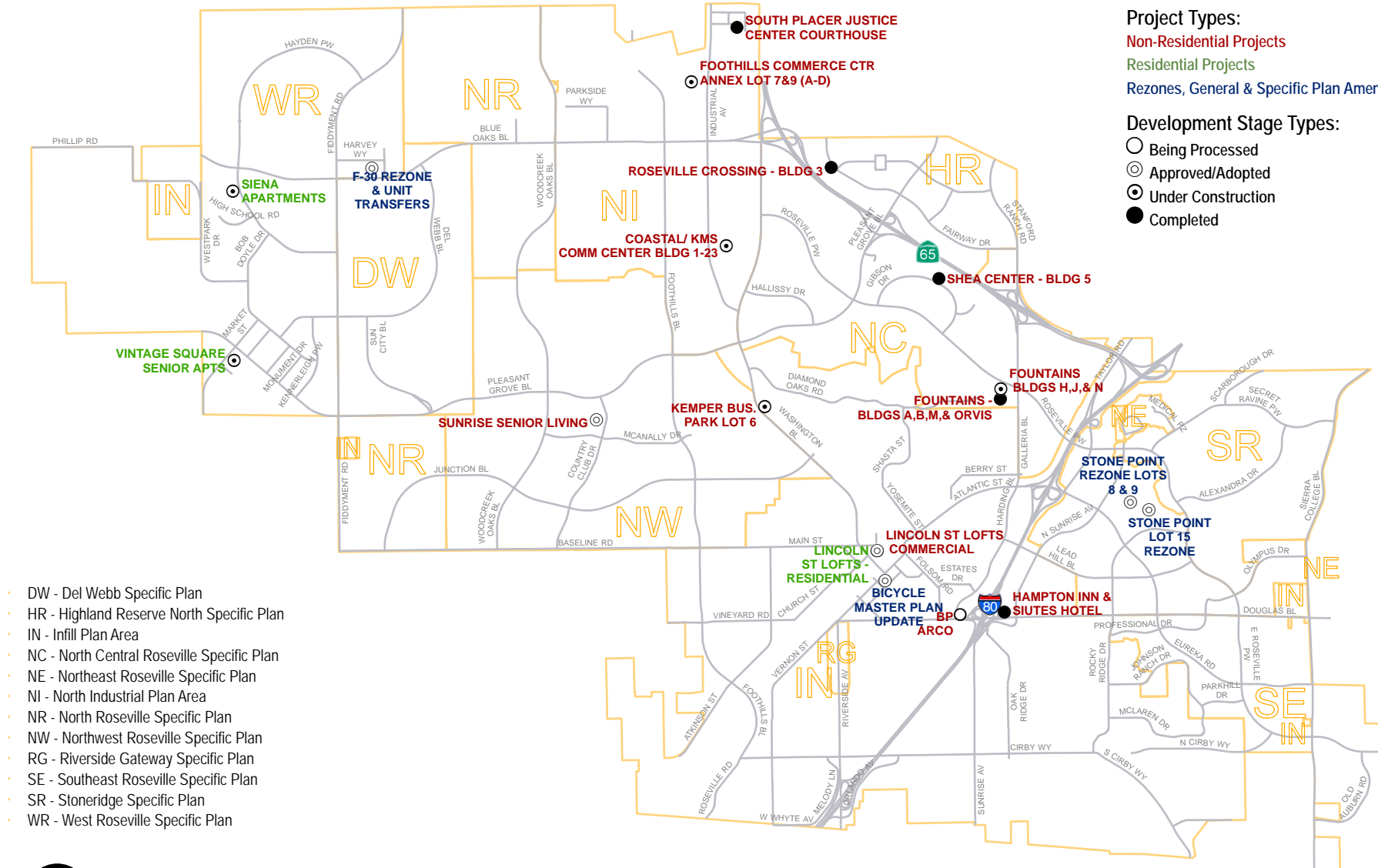
Development Stage Types:

○ Being Processed

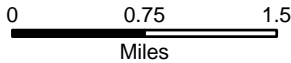
⊙ Approved/Adopted

⦿ Under Construction

● Completed



- DW - Del Webb Specific Plan
- HR - Highland Reserve North Specific Plan
- IN - Infill Plan Area
- NC - North Central Roseville Specific Plan
- NE - Northeast Roseville Specific Plan
- NI - North Industrial Plan Area
- NR - North Roseville Specific Plan
- NW - Northwest Roseville Specific Plan
- RG - Riverside Gateway Specific Plan
- SE - Southeast Roseville Specific Plan
- SR - Stoneridge Specific Plan
- WR - West Roseville Specific Plan



Applicants and Developers for Projects with Activity (6/1/2008 - 6/30/2008)

RESIDENTIAL

Project Contact	Name	Address	City, State, Zip	Phone #
DRP-000192 (WRSP VC-W-25 VINTAGE SQUARE)				
APPLICANT:	PL ROSEVILLE, LLC	985 SUN CITY LN	LINCOLN, CA 95648	916-434-3400
DEVELOPER:	PL ROSEVILLE, LLC	985 SUN CITY LN	LINCOLN, CA 95648	916-434-3400
DRP-000218 (WRSP PARCEL F-20 SIENA APARTMENTS)				
APPLICANT:	ROBERT LAWLER	1801 I ST, #202	SACRAMENTO, CA 95814	916-444-9897
DEVELOPER:	ROBERT LAWLER	1801 I ST, #202	SACRAMENTO, CA 95814	916-444-9897
DRP-000258 (LINCOLN STREET LOFTS)				
APPLICANT:	SANDOVAL LLC	312 LINCOLN ST	ROSEVILLE, CA 95678	916-797-1421
DEVELOPER:	MARIA SANDOVAL	312 LINCOLN ST LOFTS	ROSEVILLE, CA 95678	916-797-1421

NON-RESIDENTIAL

Project Contact	Name	Address	City, State, Zip	Phone #
DRP 04-31 (HAMPTON INN & SUITES)				
APPLICANT:	RYS ARCHITECTS	1544 CHURCH ST	SAN FRANCISCO, CA 94131	415-970-1922
DEVELOPER:	COASTAL PARTNERS, LLC	2237 DOUGLAS BL STE 130	ROSEVILLE, CA 95661	916-773-0550
DRP-000059 (KEMPER BUSINESS PARK)				
APPLICANT:	KMS DEVELOPMENT LLC	7401 GALILEE RD S-100	ROSEVILLE, CA 95661	916-771-3565
DEVELOPER:	KMS DEVELOPMENT LLC	7401 GALILEE RD S-100	ROSEVILLE, CA 95661	916-771-3565
DRP-000090 (FOOTHILLS COMMERCE CENTER ANNEX)				
APPLICANT:	BORGES ARCHITECTURAL GROUP	1508 EUREKA RD, STE 150	ROSEVILLE, CA 95661	916-782-7200
DEVELOPER:	MARK IV CAPITAL/STANFORD RANCH	100 BAYVIEW CI, STE 4500	NEWPORT BEACH, CA 92660	949-509-1444
DRP-000091 (NIPA - FOOTHILLS COMMERCE CENTER ANNEX)				
APPLICANT:	BORGES ARCHITECTURAL GROUP	1508 EUREKA RD, STE 150	ROSEVILLE, CA 95661	916-782-7200
DEVELOPER:	MARK IV CAPITAL / STANFORD RANCH	100 BAYVIEW CI, STE 4500	NEWPORT BEACH, CA 92660	949-509-1444
DRP-000110 (NIPA COASTAL/KMS COMMERCIAL CENTER)				
APPLICANT:	BORGES ARCHITECTURAL GROUP	1508 EUREKA RD, STE 150	ROSEVILLE, CA 95661	916-782-7200
DEVELOPER:	COASTAL PARTNERS, INC	2237 DOUGLAS BL, STE 130	ROSEVILLE, CA 95661	916-773-9484
DRP-000157 (HRNSP PCL 42A ROSEVILLE CROSSING PH2)				
APPLICANT:	RAUSCHENBACH MARVELLI BECKER ASSOC	2277 WATT AV, 2ND FL	SACRAMENTO, CA 95825	916-488-8500
DEVELOPER:	SYWEST DEVELOPMENT	150 PELICAN WY	SAN RAFAEL, CA 94901	415-448-8397



Applicants and Developers for Projects with Activity (6/1/2008 - 6/30/2008)

DRP-000248 (NWRSP PCL 27 SUNRISE SENIOR LIVING)

APPLICANT: SUNRISE SENIOR LIVING	1340 TREAT BL #130	WALNUT CREEK, CA 94597	925-930-7285
DEVELOPER: PSOMAS	1075 CREEKSIDE RIDGE DR	ROSEVILLE, CA 95678	916-788-8122

DRP-000258 (LINCOLN STREET LOFTS)

APPLICANT: SANDOVAL LLC	312 LINCOLN ST	ROSEVILLE, CA 95678	916-797-1421
DEVELOPER: MARIA SANDOVAL	312 LINCOLN ST LOFTS	ROSEVILLE, CA 95678	916-797-1421

DRP-000264 (BP ARCO)

APPLICANT: BOE ARCHITECTS	916 K ST S-A	SACRAMENTO, CA 95814	916-443-6125
DEVELOPER: BP/ARCO GLOBAL ALLIANCE	4 CENTERPOINTE DR	LA PALMA, CA 90623	916-792-3142

MPP 01-02 (NCRSP PARCEL 42A SHEA CENTER ROSEVILLE)

APPLICANT: R&B ENGINEERING INC	1161 HIGH ST	AUBURN CA 95603	530-823-8420
DEVELOPER: SHEA PROPERTIES	2580 SHEA CENTER DR	LIVERMORE, CA 94550	925-245-3650

MPP 03-03 (NIPA - SOUTH PLACER JUSTICE (STAGE 2))

APPLICANT: DREYFUSS & BLACKFORD ARCHITECTS	3540 FOLSOM BL	SACRAMENTO, CA 95816	916-453-1234
DEVELOPER: JB LAND CO	2101 EVERGREEN ST	SACRAMENTO, CA 95815	916-929-3003

MPP 98-03 (THE FOUNTAINS)

APPLICANT: PETER P BOLLINGER INVESTMENT CO	540 FULTON AV	SACRAMENTO CA 95825	916-489-4600
DEVELOPER: PETER P BOLLINGER INVESTMENT CO	540 FULTON AV	SACRAMENTO CA 95825	916-489-4600

