

Monthly Development Activity Update - August 2007

Planning & Redevelopment Department



Monthly Development Activity Update

August 2007



- ✓ 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

311 Vernon Street

Roseville, CA 95678

Ph: 916-774-5276

Fax: 916-774-5129

Email: planningdept@roseville.ca.us

www.roseville.ca.us/planning

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

Use Type Definitions:

AUT = Auto related Retail
CFA = Care Facility
CHU = Church
COL = College
CRC = Commercial Recreation
DAY = Daycare
GSV = Gas/Service Station
HOT = Hotel
MAN = Manufacturing
IBP = Industrial/Business Park
MED = Medical Office
MST = Self Storage
OFF = Office
PFA = Public Facility
PRC = Parks and Recreation
RES = Restaurant
RET = Retail
SCH = School (private)
SER = Service
WHS = Warehouse

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 (8/1/2007 - 8/31/2007)

SFD PERMITS ISSUED

	Permits
North Industrial (5 Total Permits)	
LONGMEADOW VILLAGE 1	5
Northwest Roseville (6 Total Permits)	
BRETON VILLAGE	1
ROSE PARK	5
West Roseville (91 Total Permits)	
FIDDYMENT RANCH VILLAGE 17	7
FIDDYMENT RANCH VILLAGE 1A PHASE 1	8
FIDDYMENT RANCH VILLAGE 1B PHASE 1	11
FIDDYMENT RANCH VILLAGE 1B PHASE 2	1
FIDDYMENT RANCH VILLAGE 3	3
WESTPARK VILLAGE 1 PHASE 3	7
WESTPARK VILLAGE 10 PHASE 2	6
WESTPARK VILLAGE 21	10
WESTPARK VILLAGE 3A	20
WESTPARK VILLAGE 4A	10
WESTPARK VILLAGE 8	2
WESTPARK VILLAGE CENTER 22	6
	<hr/>
TOTAL SFD PERMITS ISSUED	102

SFD PERMITS FINALED

	Permits
Highland Reserve North (2 Total Permits)	
HIGHLAND RESERVE NORTH PARCEL 30	2
Infill (3 Total Permits)	
DIAMOND OAKS 1	1
ROSEVILLE HEIGHTS	1
THEILES 2	1
North Central Roseville (4 Total Permits)	
VILLEMONT CONDOMINIUMS	4
North Industrial (15 Total Permits)	
LONGMEADOW VILLAGE 2 PHASE 2	4
LONGMEADOW VILLAGE 1	4
LONGMEADOW VILLAGE 2 PHASE 1	3
LONGMEADOW VILLAGE 2 PHASE 3	4
North Roseville (20 Total Permits)	
CROCKER RANCH NORTH LOT 3A	3
CROCKER RANCH NORTH LOT 5	1
CROCKER RANCH NORTH LOT 7	1
CROCKER RANCH NORTH LOT 8	1
DIAMOND CREEK UNIT 7	7
ESKATON VILLAGE PHASE 1	7



Building Permit Activity Summary (8/1/2007 - 8/31/2007)

Northwest Roseville (2 Total Permits)

DUNMORE JUNCTION 2

Stoneridge (6 Total Permits)

STONERIDGE EAST VILLAGE 1 1

STONERIDGE EAST VILLAGE 2 1

STONERIDGE WEST VILLAGE 4 PHASE 1 1

STONERIDGE WEST VILLAGE 4 PHASE 2 3 & 3

West Roseville (52 Total Permits)

FIDDYMENT RANCH VILLAGE 1A PHASE 1 4

FIDDYMENT RANCH VILLAGE 1B PHASE 1 1

FIDDYMENT RANCH VILLAGE 3 4

FIDDYMENT RANCH VILLAGE 5 5

WESTPARK VILLAGE 1 PHASE 1 6

WESTPARK VILLAGE 21 3

WESTPARK VILLAGE 3A 8

WESTPARK VILLAGE 3B 1

WESTPARK VILLAGE 4A 6

WESTPARK VILLAGE 5 5

WESTPARK VILLAGE 6 6

WESTPARK VILLAGE 7 3

TOTAL SFD PERMITS FINALED 104



Development Activity by Date (8/1/2007 - 8/31/2007)

RESIDENTIAL ACTIVITY

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

BEING PROCESSED

SIENA APARTMENTS	DRP-000218	2501 HAYDEN PW	WR	APT	156	6.90
Total Units/Acres					156	6.90

APPROVED

VINTAGE SQUARE SENIOR APARTMENTS	DRP-000192	3151 MARKET ST	WR	MFD	1	4.99
Total Units/Acres					1	4.99

NON-RESIDENTIAL ACTIVITY

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

BEING PROCESSED

MAMMOTH EQUITIES OFFICE BLDG.	DRP-000212	1521 EUREKA RD	NE	OFF	100,000	5.68
ESKATON ROSEVILLE MANOR - ELDERLY HOUSING	DRP-000213	1721 PLEASANT GROVE BL	NR	CFA	41,530	2.49
GOLDEN STATE COLLISION	DRP-000221	601 BERRY ST	IN	IND	18,020	1.74
GALLERIA - JC PENNY EXPANSION	MPP-000017	1125 GALLERIA BL	NC	RET	0	0.00
Total Bldg Sq Ft/Acres					159,550	9.91

UNDER CONSTRUCTION

BLUE OAKS PLAZA - BLDG H	DRP-000106	1416 FOOTHILLS BL	NI	OFF	4,225	0.50
BLUE OAKS PLAZA - BLDG I	DRP-000106	1414 FOOTHILLS BL	NI	OFF	4,225	0.50
BLUE OAKS PLAZA - BLDG J	DRP-000106	1412 FOOTHILLS BL	NI	OFF	4,225	0.50
BLUE OAKS PLAZA - BLDG K	DRP-000106	1410 FOOTHILLS BL	NI	OFF	3,770	0.45
SUTTER MEDICAL OFFICE BLDG 5	DRP-000134	5 MEDICAL PZ	NE	MED	61,759	0.00
Total Bldg Sq Ft/Acres					78,204	1.95

COMPLETED

VINTAGE OAKS BUSINESS PARK - BLDG 9	DRP 01-69	927 RESERVE DR	IN	OFF	4,956	0.59
WEST ROSEVILLE PLACE BLDG 1	DRP 04-21	935 ROSEVILLE PW	NC	RET	7,025	1.15
WEST ROSEVILLE PLACE BLDG 2	DRP 04-21	945 ROSEVILLE PW	NC	RET	6,775	1.15
Total Bldg Sq Ft/Acres					18,756	2.89



Allocation Activity Summary (8/1/2007 - 8/31/2007)

BEING PROCESSED

Project Name	Project #	Address	Plan Area	Acres	Description	Adopt Date	Ordinance #	Resolution #
2007PL-129								
NERSP PCL 8 MAMMOTH EQUITIES ROSEVILLE	SPA-000028	1521 EUREKA RD	NE	5.68	TO AMEND SPECIFIC PLAN TO ALLOW A 4-STORY BUILDING			
2007PL-143								
NRSP CROCKER RANCH N3B/LONGMEADOW 2	SPA-000029	4805 FIDDYMENT RD	NR	0.00	CLEAN UP ACCOUNTNG FOR AND SATISFACTION OF AFFORDABLE HOUSING OBLICATION BETWEEN CROCKER RANCH NORTH 3B AND LONGMEADOW 2			



Applicants and Developers for Projects with Activity (8/1/2007 - 8/31/2007)

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
SUBD 04-01 (WRSP WESTPARK W-1 & W-2)				
APPLICANT:	DEL WEBB/ PULTE HOMES	985 SUN CITY LN	LINCOLN, CA 95648	916-434-3328
DEVELOPER:	DEL WEBB/PULTE HOMES	985 SUN CITY LN	LINCOLN, CA 95648	916-434-3328
SUBD 04-19 (NWRSP PCL 11 - BRETON VILLAGE)				
APPLICANT:	MORTON & PITALO	1788 TRIBUTE RD STE-200	SACRAMENTO, CA 95828	916-927-2400
DEVELOPER:	BOLLINGER INVESTMENT CO	540 FULTON AV	SACRAMENTO, CA 92825	916-489-4600
SUBD 05-04 (WRSP WESTPARK VILLAGE W-10)				
APPLICANT:	MORTON & PITALO INC	1352 BLUE OAKS BL #100	ROSEVILLE, CA 95678	916-773-7677
DEVELOPER:	JEFF JONES	4855 KETCHUM CT	GRANITE BAY, CA 95746	916-847-4482

NON-RESIDENTIAL

Project Contact	Name	Address	City, State, Zip	Phone #
DRP 01-69 (VINTAGE OAKS AKA RSVL COMMERCE PARK)				
APPLICANT:	BROWN STEVEN	8265 SIERRA COLLEGE BLVD, STE 300	ROSEVILLE, CA 95661	916-791-5383
DEVELOPER:	PICO RANCH INC	3707 WILLIAMS, STE 202	SAN JOSE, CA 95117	916-791-5385
DRP 04-21 (NCRSP PCL 61, HIGHLAND RESERVE- LOT 61)				
APPLICANT:	CEMO COMMERCIAL	1107 INVESTMENT BL	EL DORADO HILLS CA 95762	916-933-2300
DEVELOPER:	CEMO LEWON LLC	1107 INVESTMENT BL	EL DORADO HILLS, CA 95762	916-933-2300
DRP-000106 (NIPA - BLUE OAKS PLAZA)				
APPLICANT:	GRANITE BAY VENTURES	2998 DOUGLAS BL S-300	ROSEVILLE, CA 95661	916-780-3806
DEVELOPER:	GRANITE BAY VENTURES	2998 DOUGLAS BL #300	ROSEVILLE CA 95661	916-780-3806
DRP-000134 (NERSP PCL MC MOB 5)				
APPLICANT:	HAMMEL, GREEN, ABRAHAMSON INC	1410 ROCKY RIDGE DR	ROSEVILLE, CA 95661	916-787-5123
DEVELOPER:	GRANITE BAY VENTURES	2998 DOUGLAS BL #300	ROSEVILLE CA 95661	916-780-3806



Applicants and Developers for Projects with Activity (8/1/2007 - 8/31/2007)

DRP-000212 (NERSP PCL 8 MAMMOTH EQUITIES ROSEVILLE)

APPLICANT:	MAMMOTH EQUITIES	29222 RANCHO VIEJO RD #203	SAN JUAN CAPISTRANO, CA 92675	949-276-2555
DEVELOPER:	MAMMOTH EQUITIES	29222 RANCHO VIEJO RD #203	SAN JUAN CAPISTRANO, CA 92675	949-276-2555

DRP-000213 (NRSP PCL WW-17 ESKATON RSVL MANOR)

APPLICANT:	PETER GIVAS ARCHITECT, INC	2016 P ST #200	SACRAMENTO, CA 95811	916-498-7900
DEVELOPER:	ESKATON ROSEVILLE MANOR	5105 MANZANITA AV	CARMICHAEL, CA 95608	916-334-0810

DRP-000221 (GOLDEN STATE COLLISION DRP)

APPLICANT:	ZMC CONSULTING INC	3252 CHASEN DR	CAMERON PARK, CA 95682	408-799-1354
DEVELOPER:	ZMC CONSULTING INC	3252 CHASEN DR	CAMERON PARK, CA 95682	408-799-1354

MPP-000017 (NCRSP - PCL 35 JC PENNY EXPANSION)

APPLICANT:	NUDELL ARCHITECTS	31690 W. TWELVE MILE RD	FARMINGTON HILLS, MI 48344	248-324-8800
DEVELOPER:	WESTFIELD, LLC	1107 GALLERIA BL	ROSEVILLE, CA 95678	916-791-7400

