



Monthly Development Activity Update

July 2005



Planning & Redevelopment

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(click on 'Development Activity' under Planning & Redevelopment)



Monthly Development Activity Update

July 2005

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

The following is a summary of development activity in the City of Roseville for the month of July 2005. Included is a brief description of new development projects that have been submitted, approved, started or completed construction in the City during the month of July.

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

Planning & Redevelopment

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**RESIDENTIAL BUILDING AND OCCUPANCY PERMIT ACTIVITY
PER SUBDIVISION AND PLANNING AREA
Issued July 1 to September 30, 2005**

SUBDIVISION NAME	UNIT TYPE	BUILDING PERMITS		OCCUPANCY PERMITS	
		BP		OP	
		Jul. 05		Jul. 05	
DEL WEBB PLAN AREA - Residential Permits issued during the 3rd quarter of 2005					
TOTAL RESIDENTIAL PERMITS ISSUED TO DEL WEBB	Single Family:	0	Single Family:	0	
	Multi Family:	0	Multi Family:	0	
INFILL AREA - Residential Permits issued during the 3rd quarter of 2005					
<u>SINGLE FAMILY</u>					
SINGLE FAMILY NOT WITHIN SUBDIVISION LISTED IN QREPOR	SF	1		0	
VINTAGE OAKS	SF	0		2	
TOTAL RESIDENTIAL PERMITS ISSUED TO INFILL	Single Family:	1	Single Family:	2	
HIGHLAND RESERVE NORTH PLAN AREA - Residential Permits issued during the 3rd quarter of 2005					
<u>SINGLE FAMILY</u>					
HRN VILLAGE 1	SF	0		4	
HRN PARCEL 30 - DETACHED CLUSTERS - STRADA	SF	12		12	
<u>MULTI FAMILY</u>					
HRN PARCEL 20 - HIGHLAND PARK CONDOS	MF	1		1	
TOTAL RESIDENTIAL PERMITS ISSUED TO HIGHLAND RESERVE NORTH	Single Family:	12	Single Family:	16	
	Multi Family:	1	Multi Family:	1	
NORTH CENTRAL ROSEVILLE PLAN AREA - Residential Permits issued during the 3rd quarter of 2005					
<u>SINGLE FAMILY</u>					
PROMONTORY POINTE	SF	4		4	
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTH CENTRAL	Single Family:	4	Single Family:	4	
NORTHEAST ROSEVILLE PLAN AREA - Residential Permits issued during the 3rd quarter of 2005					
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTHEAST	Single Family:	0	Single Family:	0	
	Multi Family:	0	Multi Family:	0	
NORTH INDUSTRIAL PLAN AREA - Residential Permits issued during the 3rd quarter of 2005					
<u>SINGLE FAMILY</u>					
DIAMOND WOODS VILLAGE 5	SF	0		2	
DIAMOND WOODS VILLAGE 6	SF	0		4	
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTH INDUSTRIAL	Single Family:	0	Single Family:	6	
NORTH ROSEVILLE PLAN AREA - Residential Permits issued during the 3rd quarter of 2005					
<u>SINGLE FAMILY</u>					
CROCKER RANCH NORTH 6	SF	0		2	
CROCKER RANCH NORTH 7	SF	0		3	
CROCKER RANCH NORTH 8	SF	0		5	
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTH	Single Family:	0	Single Family:	10	
NORTHWEST ROSEVILLE PLAN AREA - Residential Permits issued during the 3rd quarter of 2005					
SINGLE FAMILY NOT WITHIN SUBDIVISION LISTED IN QREPOR	SF	1		0	
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTHWEST	Single Family:	1	Single Family:	0	
SOUTHEAST ROSEVILLE PLAN AREA - Residential Permits issued during the 3rd quarter of 2005					
<u>MULTI FAMILY</u>					
	MF	0		76	
TOTAL RESIDENTIAL PERMITS ISSUED TO SOUTHEAST	Single Family:	0	Single Family:	0	
	Multi Family:	0	Multi Family:	76	
STONERIDGE PLAN AREA - Residential Permits issued during the 3rd quarter of 2005					
<u>SINGLE FAMILY</u>					
STONERIDGE EAST VLG 2	SF	0		1	
STONERIDGE EAST VLG 3	SF	0		6	
STONERIDGE EAST VLG 7	SF	0		2	
STONERIDGE EAST VLG 8	SF	0		10	
STONERIDGE WEST VLG 4	SF	0		2	
VISTA OAKS	SF	4		0	
<u>MULTI FAMILY</u>					
PHOENICIAN APARTMENTS	MF	18		0	
TOTAL RESIDENTIAL PERMITS ISSUED TO STONERIDGE	Single Family:	4	Single Family:	21	
	Multi Family:	18	Multi Family:	0	
WEST ROSEVILLE PLAN AREA - Residential Permits issued during the 3rd quarter of 2005					
TOTAL RESIDENTIAL PERMITS ISSUED TO WEST	Single Family:	0	Single Family:	0	
	Multi Family:	0	Multi Family:	0	
CITY WIDE TOTAL PERMITS ISSUED - During the 3rd quarter of 2005					
		Jul. 05		Jul. 05	
	Single Family:	22	Single Family:	59	
	Multi Family:	19	Multi Family:	77	

Planning and Redevelopment Department
Development Activity by Date

8/16/2005

From: 7/1/2005 To: 7/31/2005



RESIDENTIAL ACTIVITY

Project Name	Project #	Address	Plan Area	Use Type	Units	Acres
Being Processed						
1731 PLEASANT GROVE BL	DRP-000045	NRSP PCL WW-41, PASEO DEL NORTE	NR	SFD	125	9.70
Total Units/Acres					125	43.83

NON-RESIDENTIAL ACTIVITY

Project Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
Being Processed						
951 PLEASANT GROVE BL	DRP-000049	NCRSP PCL 21A- TACO BELL RESTAURANT	NC	RES	2,927	
5010 FOOTHILLS BL	DRP-000047	NWRSP PCL 86 SONIC RESTAURANT	NW	RES	1,718	1.16
111 ASH ST	DRP-000044	STORAGE WAREHOUSE	IN	MST	4,000	0.20
1301 SECRET RAVINE PW	DRP-000048	SRSP PCL 13, L-3, CHEHRAZI MED BLDG	SR	MED	10,400	1.06
Total Bldg Sq Ft/Acres					19,045	43.83

Approved

HIGHLAND PLAZA SHOPPING CENTER	DRP 04-63	751 PLEASANT GROVE BL	HR	RET	140,274	13.93
Total Bldg Sq Ft/Acres					140,274	43.83

Under Construction

ST ALBANS COUNTRY DAY SCHOOL	DRPMOD 04-64	2312 VERNON ST	IN	SCH	4,345	10.05
CENA DI MARE IL RESTAURANTE	DRP 00-52	1535 EUREKA RD	NE	RES	7,647	1.26
Total Bldg Sq Ft/Acres					11,992	43.83

Completed

FAIRWAY CREEK SHOPPING CENTER - Bldg B	DRP 02-51	10000 FAIRWAY DR	HR	RET	11,870	1.47
FAIRWAY CREEK SHOPPING CENTER - Bldg C	DRP 02-51	9600 FAIRWAY DR	HR	RET	9,560	1.38
SIERRA/DOUGLAS OFFICE CENTER	DRP 99-51	8150 SIERRA COLLEGE BL	IN	OFF	22,182	1.50
VINTAGE OAKS BUSINESS PARK - BLDG 5	DRP 01-69	959 RESERVE DR	IN	OFF	3,775	0.55
504 GIBSON DR	MPPMOD 03-04	NCRSP PCL 42A, SHEA CENTER	NC	MED	15,839	1.57
Total Bldg Sq Ft/Acres					63,226	43.83

Planning Area Definitions:

Use Type Definitions:

Development Activity by Date

From: 7/1/2005

To: 7/31/2005



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

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

Planning and Redevelopment Department

8/13/2005

**Rezone, General and Specific Plan Amendment,
and Annexation Processing Activity**



From: 7/1/2005

To: 7/31/2005

Project Name	Project #	Address	Plan Area	Acres	Description	Ordinance #	Resolution#
ADOPTED							
CIVIC PLAZA PROJECT	RZ 04-02	405 VERNON ST	IN	1.72	REZONE FROM PD 3272 TO CBD	4234	
WEST COLONIAL ESTATES	GPA 05-04	1412 COLONIAL PW	IN	0.00	CHANGE LAND USE FROM LDR TO OS		05-385
NCRSP PCL 44	RZ 04-08	1035 ROSEVILLE PW	NC	20.44	NCRSP PCL 44, RESIDENTIAL REZONE	4248	
NCRSP PCL 44	GPA 04-06	1035 ROSEVILLE PW	NC	20.44	NCRSP PCL 44, RESIDENTIAL REZONE		05-344
NCRSP PCL 44	SPA 04-07	1035 ROSEVILLE PW	NC	20.44	NCRSP PCL 44, RESIDENTIAL REZONE		05-345
NERSP PCL 16, OLYMPUS POINTE JAVA	RZ 04-05	1850 TAYLOR RD	NE	2.10	NERSP PCL 16, OLYMPUS POINTE JAVA	4251	
NERSP PCL 16, OLYMPUS POINTE JAVA	SPA 04-04	1850 TAYLOR RD	NE	2.10	NERSP PCL 16, OLYMPUS POINTE JAVA		05-341
NWRSP PCL 11 - BRETON VILLAGE	GPA 04-03	1260 PLEASANT GROVE BL	NW	10.70	NWRSP PCL 11, WOODCREEK TERRACE		05-369
NWRSP PCL 11 - BRETON VILLAGE	SPA 04-03	1260 PLEASANT GROVE BL	NW	10.70	NWRSP PCL 11, WOODCREEK TERRACE		05-370

Abbreviations:

ANN = Annexation
GPA = General Plan Amendment
SPA = Specific Plan Amendment
RZ = Rezone (Zoning Amendment)

DW = Del Webb Specific Plan
HR = Highland Reserve North Specific Plan
IN = Infill Area
NC = North Central Specific Plan
NE = Northeast Specific Plan
NI = North Industrial Planning Area

NR = North Roseville Specific Plan
NW = Northwest Specific Plan
SE = Southeast Specific Plan
SR = Stoneridge Specific Plan
WR = West Roseville Specific Plan
CO = Placer County Area

MONTHLY DEVELOPMENT ACTIVITY

Project Location Map

July, 2005

Legend

Project Types:

Non-Residential Projects

Residential Projects

Rezones, General & Specific Plan Amendments

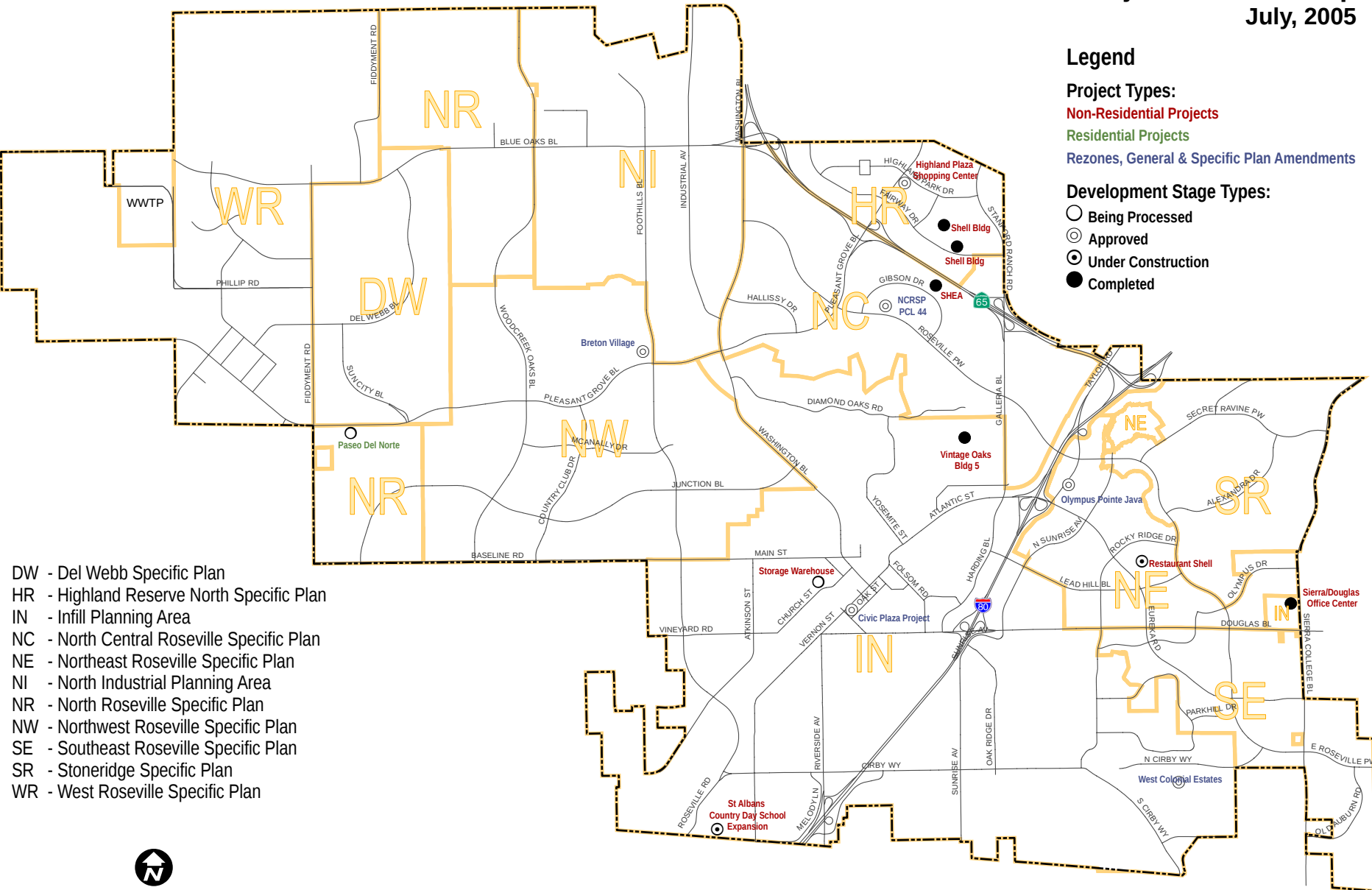
Development Stage Types:

○ Being Processed

⊙ Approved

⦿ Under Construction

● Completed



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

