



Monthly Development Activity Update

January 2005



Planning Department

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- 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 January 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 December.

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

Planning Department
311 Vernon Street Roseville Ca 95678
Phone: 916-774-5276
Fax: 916-774-5129
Email: planningdept@roseville.ca.us

**RESIDENTIAL BUILDING AND OCCUPANCY PERMIT ACTIVITY
PER SUBDIVISION AND PLANNING AREA
Issued January 2005**

SUBDIVISION NAME	UNIT TYPE	BP	OP
		Jan. 05	Jan. 05
DEL WEBB PLAN AREA - Residential Permits issued during the 1st quarter of 2005			
TOTAL RESIDENTIAL PERMITS ISSUED TO DEL WEBB	Single Family:	0	0
INFILL AREA - Residential Permits issued during the 1st quarter of 2005			
<u>SINGLE FAMILY</u>			
VINTAGE OAKS	SF		4
TOTAL RESIDENTIAL PERMITS ISSUED TO INFILL	Single Family:	0	4
HIGHLAND RESERVE NORTH PLAN AREA - Residential Permits issued during the 1st quarter of 2005			
<u>SINGLE FAMILY</u>			
HRN VILLAGE 1	SF		4
HRN PARCEL 30	SF	21	8
TOTAL RESIDENTIAL PERMITS ISSUED TO HIGHLAND RESERVE NO	Single Family:	21	12
	Multi Family:	0	0
NORTH CENTRAL ROSEVILLE PLAN AREA - Residential Permits issued during the 1st quarter of 2005			
<u>SINGLE FAMILY</u>			
BRIARCLIFF	SF		
DIAMOND OAKS 12 - Heritage/Crystal @ Diamond Oaks	SF		1
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTH CENTRAL	Single Family:	0	1
	Multi Family:	0	0
NORTHEAST ROSEVILLE PLAN AREA - Residential Permits issued during the 1st quarter of 2005			
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTHEAST	Single Family:	0	0
	Multi Family:	0	0
NORTH INDUSTRIAL PLAN AREA - Residential Permits issued during the 1st quarter of 2005			
<u>SINGLE FAMILY</u>			
DIAMOND WOODS VILLAGE 3	SF		6
DIAMOND WOODS VILLAGE 4	SF		12
DIAMOND WOODS VILLAGE 5	SF	2	5
DIAMOND WOODS VILLAGE 6	SF	11	
LONGMEADOW VILLAGE 2 PHASE 1A	SF	5	
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTH INDUSTRIAL	Single Family:	18	23
NORTH ROSEVILLE PLAN AREA - Residential Permits issued during the 1st quarter of 2005			
<u>SINGLE FAMILY</u>			
CROCKER RANCH NORTH 2	SF		2
CROCKER RANCH NORTH 8	SF		4
CROCKER RANCH SOUTH 1	SF		1
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTH	Single Family:	0	7
NORTHWEST ROSEVILLE PLAN AREA - Residential Permits issued during the 1st quarter of 2005			
<u>SINGLE FAMILY</u>			
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTHWEST	Single Family:	0	0
SOUTHEAST ROSEVILLE PLAN AREA - Residential Permits issued during the 1st quarter of 2005			
TOTAL RESIDENTIAL PERMITS ISSUED TO SOUTHEAST	Single Family:	0	0
	Multi Family:	0	0
STONERIDGE PLAN AREA - Residential Permits issued during the 1st quarter of 2005			
<u>SINGLE FAMILY</u>			
STONERIDGE EAST VLG 3	SF		8
STONERIDGE EAST VLG 4	SF		1
STONERIDGE EAST VLG 5 & 6	SF		9
STONERIDGE WEST VLG 4	SF	2	3
STONERIDGE WEST VLG 5	SF		1
PHOENICIAN APARTMENTS	MF	20	
TOTAL RESIDENTIAL PERMITS ISSUED TO STONERIDGE	Single Family:	2	22
	Multi Family:	20	0
WEST ROSEVILLE PLAN AREA - Residential Permits issued during the 1st quarter of 2005			
TOTAL RESIDENTIAL PERMITS ISSUED TO WEST	Single Family:	0	0
	Multi Family:	0	0
CITY WIDE TOTAL PERMITS ISSUED - During the 1st quarter of 2005			
	Building Perm		Occupancy Per
	Jan. 05		Jan. 05
	Single Family:	41	69
	Multi Family:	20	0

January 2005 - RESIDENTIAL PROJECT ACTIVITY:

NAME	PROJECT FILE #	ADDRESS	PLAN AREA	ACRES	UNIT NUMBER/TYPE
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RESIDENTIAL PROJECT APPLICATIONS RECEIVED:

RESIDENTIAL PROJECTS APPROVED:

FIDDYMENT 44	SUBD 04-07	1470 BLUE OAKS BL	NI	44.53	148 SF
Total				44.53	148

RESIDENTIAL PROJECTS NEW UNDER CONSTRUCTION (Multi Family Projects)

RESIDENTIAL PROJECTS COMPLETED (Multi Family Projec

January 2005 - NON-RESIDENTIAL PROJECT ACTIVITY:

NAME	PROJECT FILE #	ADDRESS	PLAN AREA	TYPE	BLDG SQ	ACRES
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NON-RESIDENTIAL PROJECT APPLICATIONS RECEIVED:

FAIRWAY COMMONS 1 HRNSP PARCEL 45B - PAD B	DRP 05-01	6861 FIVE STAR BL	HR	RET	10,750	0.89
FOOTHILLS PROMENADE: RETAIL BLDG W/DRIVE THRU	DRPMOD 05-05	3981 FOOTHILLS BL	IN	RET	7,238	1.64
Total					17,988	2.53

NON-RESIDENTIAL PROJECTS APPROVED:

ALBERTSONS EXPANSION AND CONVERSION	DRPMOD 04-5	9999 NIBLICK DR	NI	WHS	180,000	4.13
PACIFIC COAST LUBE & WASH	DRP 04-33	7010 GALILEE RD	NI	AUT	8,074	1.84
RAINTREE EXPRESS CAR WASH	DRP 04-54	1391 BLUE OAKS BL	NI	AUT	3,714	1.03
ROYAL COACH CARWASH, HRNSP PCL 43A	DRP 04-40	9100 FAIRWAY DR	HR	AUT	11,092	3.30
Total					202,880	10.30

NON-RESIDENTIAL PROJECTS NEW UNDER CONSTRUCTION (Building Permit issued):

CROCKER RANCH CENTER/CARL'S JR RESTAURANT	DRP 02-39	9065 WOODCREEK OAKS BL	NR	RES	2,636	0.36
FOOTHILL VILLAGE OAKS - BLDG A	DRP 04-32	5180 FOOTHILLS BL	NW	RET	6,500	1.15
STONE POINT CAMPUS - Lot 16 - BLDG A	MPP 02-01	1420 ROCKY RIDGE DR	NE	OFF	99,963	7.00
UNITED GROWTH - STANFORD RANCH	DRP 04-06	9951 FAIRWAY DR	HR	RET	7,023	0.90
Total					116,122	9.41

NON-RESIDENTIAL PROJECTS COMPLETED (Occupancy issued

A-1 COMICS - pad b	DRP 03-47	810 SUNRISE AV	IN	RET	952	0.33
CROCKER RANCH CENTER - Shop 1	DRP 01-36	9055 WOODCREEK OAKS BL	NR	RET	12,366	1.31
ROCKY RIDGE PAVILION - SHOP BLDG # 1	DRP 01-54	1470 EUREKA RD	NE	RET	18,103	1.12
ROCKY RIDGE PAVILION - SHOP BLDG # 2	DRP 01-54	1490 EUREKA RD	NE	RET	10,447	0.76
VINTAGE OAKS BUSINESS PARK - BLDG 1	DRP 01-69	991 RESERVE DR	IN	OFF	3,275	0.68
WAL-MART PAD SITE, PANDA EXPRESS	DRP 03-20	1450 LEAD HILL BL	NE	RET	8,671	1.49
Total					53,814	5.69

**SUMMARY OF REZONE, GENERAL AND SPECIFIC PLAN AMENDMENTS
ANNEXATION AND SPECIFIC PLAN PROCESSING ACTIVITY
January 1 to January 31, 2005**

PROJECT NAME	PROJECT FILE #	PROJECT ADDRESS	PLAN AREA	TOTAL ACRES	PROJECT DESCRIPTION
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A. REZONES, GENERAL and SPECIFIC PLAN AMENDMENTS and ANNEXATIONS BEING PROCESSED

B. ADOPTED REZONES, GENERAL and SPECIFIC PLAN AMENDMENTS

**ORDINANCE
NUMBER** **RESOLUTION
NUMBER**

Abbreviations:

ANN = Annexation	DW = Del Webb Specific Plan	NR = North Roseville Specific Plan
GPA = General Plan Amendment	HR = Highland Reserve North Specific Plan	NW = Northwest Specific Plan
SPA = Specific Plan Amendment	IN = Infill Area	SE = Southeast Specific Plan
RZ = Rezone (Zoning Amendment)	NC = North Central Specific Plan	SR = Stoneridge Specific Plan
	NE = Northeast Specific Plan	WR = West Roseville Specific Plan
	NI = North Industrial Planning Area	CO = Placer County

MONTHLY DEVELOPMENT ACTIVITY

Project Location Map

January, 2005

Legend

Project Types:

Non-Residential Projects

Residential Projects

Rezones, General & Specific Plan Amendments

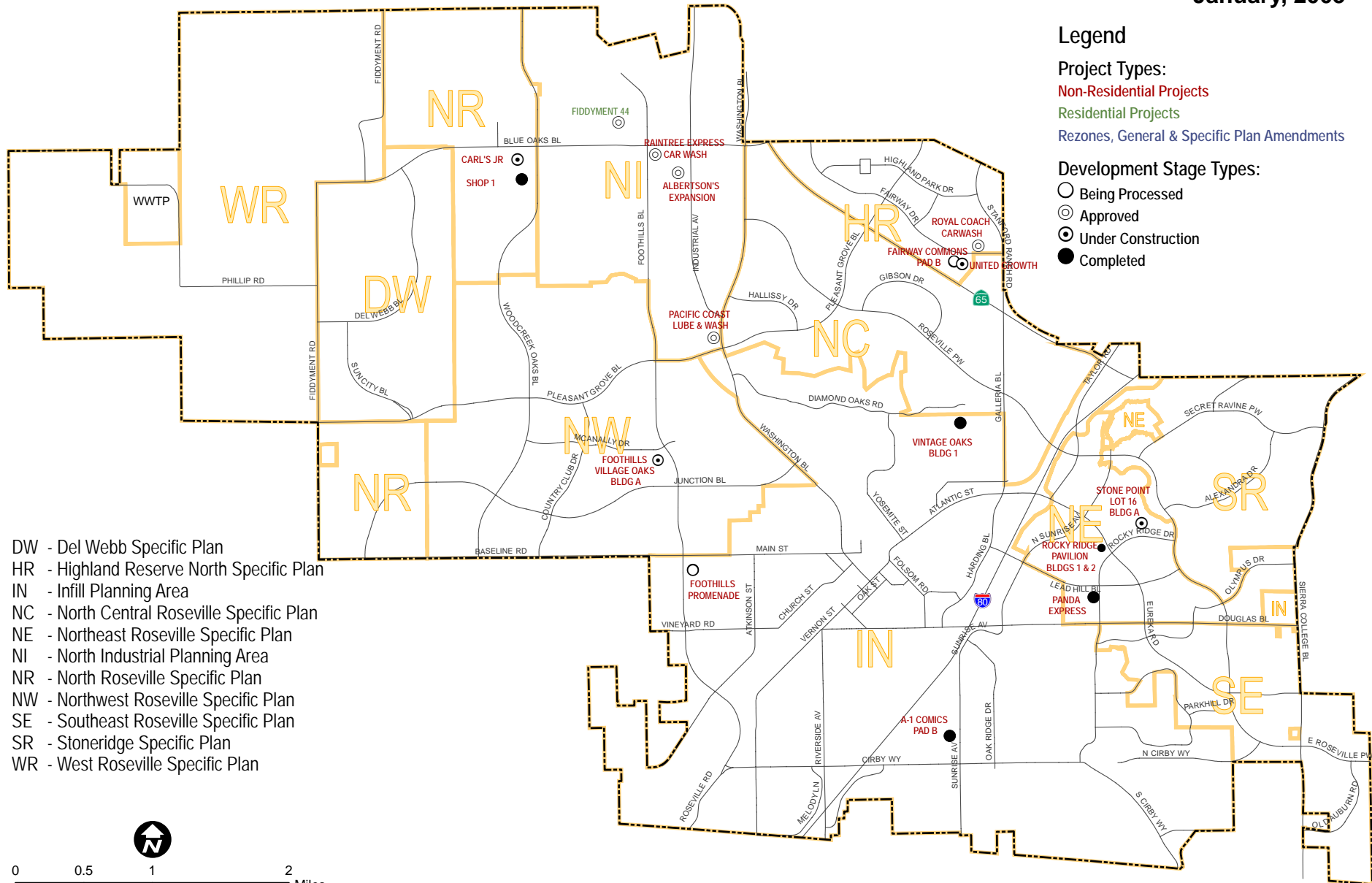
Development Stage Types:

○ Being Processed

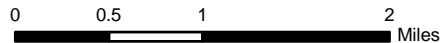
⊙ Approved

⦿ 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



January 2005 - RESIDENTIAL APPLICANTS for PROJECTS in MONTHLY ACTIVITY REPORT ONLY

17-Feb-05

<u>NAME</u>	<u>APPLICANT</u>	<u>CONTACT</u>	<u>ADDRESS</u>	<u>CITY, STATE ZIP CO</u>	<u>PHONE #</u>
FIDDYMENT 44	BOYDEN, COOLURIS, LIVINGSTON & SAXE	J CLEVE LIVINGSTON	400 CAPITOL MALL, STE 1625	SACRAMENTO, CA 95814	916-930-9748

January 2005 - RESIDENTIAL DEVELOPERS for PROJECTS in MONTHLY ACTIVITY REPORT ONLY

17-Feb-05

<u>NAME</u>	<u>DEVELOPER</u>	<u>CONTACT</u>	<u>ADDRESS</u>	<u>CITY, STATE ZIP CO</u>	<u>PHONE #</u>
FIDDYMENT 44	MERITAGE HOMES	STEPHEN HICKS	1544 EUREKA RD., STE 150	ROSEVILLE, CA 95661	916-677-5902

January 2005 - NON-RESIDENTIAL APPLICANTS for PROJECTS in MONTHLY ACTIVITY REPORT ONLY

17-Feb-05

<u>NAME</u>	<u>APPLICANT</u>	<u>CONTACT</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP CO</u>	<u>PHONE #</u>
A-1 COMICS - pad b	RHL DESIGN GROUP, INC	DAVID LUNDY	3001 DOUGLAS BL	ROSEVILLE, CA 95661	916-774-2555
ALBERTSONS EXPANSION AND CONVERSION	A EPSTEIN & SONS INTERNATIONAL	DOUG FULLICK	600 W FULTON ST	CHICAGO, IL 60661	312-429-6395
CROCKER RANCH CENTER - Shop 1	WALL STREET PROP. CO.	JEFFERY G. WOOD	567 SAN NICOLAS AV #207	NEWPORT BEACH, CA 92660	949-640-1568
CROCKER RANCH CENTER/CARL'S JR RESTAURANT	CKE RESTAURANTS INC	PAM HUTCHINSON	ONE CITY BL WEST #350	ORANGE, CA 92868	714-940-3461
FAIRWAY COMMONS 1 HRNSP PARCEL 45B - PAD B	BURRELL ENGINEERING GROUP, INC	JERRY APLASS	1001 ENTERPRISE WY	ROSEVILLE, CA 95661	916-783-8898
FOOTHILL VILLAGE OAKS - BLDG A	VANIR DEVELOPMENT COMPANY INC	LOUIS ARIAS	P.O. BOX 310	SAN BERNADINO, CA 92402	909-884-9477
FOOTHILLS PROMENADE: RETAIL BLDG W/DRIVE THRU	CFT DEVELOPMENT	CHARLIE SHEN	1683 WALNUT GROVE AV	ROSEMEAD, CA 91770	626-799-9898
PACIFIC COAST LUBE & WASH	GOLDEN STATE DEV. LLC	GENEAL CHIMA	P.O. BOX 3665	YUBA CITY, CA 95992	530-671-2509
RAINTREE EXPRESS CAR WASH	MATT STEVENSON	MATT STEVENSON	970 THARP RD	YUBA CITY, CA 95993	530-755-0766
ROCKY RIDGE PAVILION - SHOP BLDG # 1	KOBRA PROPERTIES	ABE ALIZADEH	6741 FIVE STAR BL #6	ROCKLIN, CA 95677	916-632-8247
ROCKY RIDGE PAVILION - SHOP BLDG # 2	KOBRA PROPERTIES	ABE ALIZADEH	6741 FIVE STAR BL #6	ROCKLIN, CA 95677	916-632-8247
ROYAL COACH CARWASH, HRNSP PCL 43A	ROYAL COACH CARWASH	EDWARD GILMORE	27 RANCHERIA RD	KENTFIELD, CA 94904	415-454-5660
STONE POINT CAMPUS - Lot 16 - BLDG A	SANDBERG & LO DUCA	MARCUS LO DUCA	3300 DOUGLAS BL #365	ROSEVILLE, CA 95661	916-774-1636
UNITED GROWTH - STANFORD RANCH	K-12 ARCHITACTS	STEVEN ELSER	3633 SEAPORT BL. #C	WEST SACRAMENTO, CA 95691	916-455-6500
VINTAGE OAKS BUSINESS PARK - BLDG 1	STEVEN BROWN	STEVEN BROWN	8265 SIERRA COLLEGE BL #300	ROSEVILLE, CA 95661	916-791-5385
WAL-MART PAD SITE, PANDA EXPRESS	THE ACRES GROUP INC	ROBERT LIU	901 S FREMONT AV #238	ALHAMBRA, CA 91803	626-282-2692

January 2005 - NON-RESIDENTIAL DEVELOPERS for PROJECTS in MONTHLY ACTIVITY REPORT ONLY*17-Feb-05*

<u>NAME</u>	<u>DEVELOPER</u>	<u>CONTACT</u>	<u>ADDRESS</u>	<u>CITY, STATE, ZIP CO</u>	<u>PHONE #</u>
A-1 COMICS - pad b	A-1 COMICS INC	BRIAN PEETS	5800 MADISON AV	SACRAMENTO, CA 91841	916-331-9203
ALBERTSONS EXPANSION AND CONVERSION	ALBERTSON'S, INC	JEREMY FREDRICH	250 PARKCENTER BL	BOISE, ID 83705-0756	208-395-6395
CROCKER RANCH CENTER - Shop 1	WALL STREET PROP. CO.	JEFFERY G. WOOD	567 SAN NICOLAS AV #207	NEWPORT BEACH, CA 92660	949-640-1568
CROCKER RANCH CENTER/CARL'S JR RESTAURANT	CROCKER RANCH CNTR LLC	JEFFREY WOOD	567 SAN NICOLAS AV #207	NEWPORT BEACH, CA 92660	
FAIRWAY COMMONS 1 HRNSP PARCEL 45B - PAD B	KOBRA PROPERTIES	ABE ALIZADEH	2251 DOUGLAS BL	ROSEVILLE, CA 95661	916-786-4696
FOOTHILL VILLAGE OAKS - BLDG A	FOOTHILL VILLAGE OAKS, INC	DORENE C DOMINGUEZ	P.O. BOX 1737	SACRAMENTO, CA 95812	916-444-5719
FOOTHILLS PROMENADE: RETAIL BLDG W/DRIVE THRU	MAIN STREET ASSOCIATES	STEVEN THOMAS	3100 OAK RD #140	WALNUT CREEK, CA 94597	925-945-6266
PACIFIC COAST LUBE & WASH	GOLDEN STATE DEV. LLC	GENEAL CHIMA	P.O. BOX 3665	YUBA CITY, CA 95992	530-671-2509
RAINTREE EXPRESS CAR WASH	MATT STEVENSON	MATT STEVENSON	970 THARP RD	YUBA CITY, CA 95993	530-755-0766
ROCKY RIDGE PAVILION - SHOP BLDG # 1	KOBRA PROPERTIES	ABE ALIZADEH	6741 FIVE STAR BL #6	ROCKLIN, CA 95677	916-632-8247
ROCKY RIDGE PAVILION - SHOP BLDG # 2	KOBRA PROPERTIES	ABE ALIZADEH	6741 FIVE STAR BL #6	ROCKLIN, CA 95677	916-632-8247
ROYAL COACH CARWASH, HRNSP PCL 43A	ROYAL COACH CARWASH	EDWARD GILMORE	990 E FRANCISCO BL	SAN RAFAEL, CA 94901	415-454-5660
STONE POINT CAMPUS - Lot 16 - BLDG A	HIGHLAND RESERVE NORTH LP	STEPHEN THURTL	2220 DOUGLAS BL #290	ROSEVILLE, CA 95661	916-782-3330
UNITED GROWTH - STANFORD RANCH	STANFORD RANCH, L.P.	JEFF HALBERT	120 HOWARD ST., STE 4150	SAN FRANCISCO, CA 94105	415-707-7000
VINTAGE OAKS BUSINESS PARK - BLDG 1	STEVEN BROWN	STEVEN BROWN	8265 SIERRA COLLEGE BL #300	ROSEVILLE, CA 95661	916-791-5385
WAL-MART PAD SITE, PANDA EXPRESS	PANDA EXPRESS INC	CHARLIE SHEN	901 S FREMONT AV #238	ALHAMBRA, CA 91803	626-282-2692
