

Monthly Development Activity Update - April 2006

Planning & Redelopment Department



Monthly Development Activity Update

April 2006



- ✓ 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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BUILDING PERMIT ACTIVITY SUMMARY - APRIL 2006

Single Family Dwellings (SFD)

ISSUED

North Roseville Plan Area (1 Total Permits)

	<u>Permits</u>
CROCKER RANCH NORTH LOT 6	1

Northwest Roseville Plan Area (10 Total Permits)

	<u>Permits</u>
ROSEPARK	10

Stoneridge Plan Area (4 Total Permits)

	<u>Permits</u>
STONERIDGE EAST VILLAGE 1	3
STONERIDGE WEST VILLAGE 4 PHASE 1	1

West Roseville Plan Area (1 Total Permits)

	<u>Permits</u>
WESTPARK VILLAGE 7	1

TOTAL SFD PERMITS ISSUED	16
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FINALED

Highland Reserve North Plan Area (3 Total Permits)

	<u>Permits</u>
HIGHLAND RESERVE NORTH PARCEL 30	3

North Central Roseville Plan Area (2 Total Permits)

	<u>Permits</u>
PROMONTORY POINTE 2	2

North Industrial Plan Area (4 Total Permits)

	<u>Permits</u>
LONGMEADOW VILLAGE 2 PHASE 1	4

North Roseville Plan Area (7 Total Permits)

	<u>Permits</u>
CROCKER RANCH NORTH LOT 2	4



BUILDING PERMIT ACTIVITY SUMMARY - APRIL 2006

CROCKER RANCH NORTH LOT 6

3

Stoneridge Plan Area (17 Total Permits)

	<u>Permits</u>
STONERIDGE EAST VILLAGE 7	4
STONERIDGE EAST VILLAGE 8	7
STONERIDGE WEST VILLAGE 4 PHASE 2 3 &	1
VISTA OAKS	5
TOTAL SFD PERMITS FINALED	33

Notes:

Issued = Under Construction
Finaled = Completed



Planning and Redevelopment Department
Development Activity by Date

5/15/2006

From: 4/1/2006 To: 4/30/2006



RESIDENTIAL ACTIVITY

Project Name	Project #	Address	Plan Area	Use Type	Units	Acres
Being Processed						
NERSP PCL 15 LOT 11 STONE POINT	SUB-000054	1445 EUREKA RD	NE	SFD	95	9.21
NERSP PCL 15 LOT 12 STONE POINT	SUB-000055	1445 EUREKA RD	NE	SFD	66	7.00
NERSP PCL 15 LOT 13 STONE POINT	SUB-000055	1445 EUREKA RD	NE	SFD	59	6.88
NERSP PCL 15 LOT 14 STONE POINT	SUB-000056	1445 EUREKA RD	NE	SFD	77	7.28
219 NEVADA AV PARCEL SPLIT	SUB-000057	219 NEVADA AV	IN	SFD	2	0.33
Total Units/Acres					299	30.70
Approved						
WRSP WESTPARK VILLAGE W-8	SUBD 05-03	2001 PLEASANT GROVE BL	WR	SFD	168	42.30
WRSP WESTPARK VILLAGE W-21	SUBD 05-07	2150 PLEASANT GROVE BL	WR	SFD	126	16.80
Total Units/Acres					294	59.10

NON-RESIDENTIAL ACTIVITY

Project Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
Being Processed						
SUTTER MEDICAL - NEONATAL ICU	DRP-000116	1 MEDICAL PZ	NE	MED	13,620	0.00
MARCH RD INDUSTRIAL PARK - BLDG A	DRP-000121	1801 PFE RD	NI	IBP	10,694	1.33
MARCH RD INDUSTRIAL PARK - BLDG B1	DRP-000121	1801 PFE RD	NI	IBP	4,778	0.70
MARCH RD INDUSTRIAL PARK - BLDG B2	DRP-000121	1801 PFE RD	NI	IBP	4,778	1.25
MARCH RD INDUSTRIAL PARK - BLDG C	DRP-000121	1801 PFE RD	NI	IBP	6,438	0.81
MARCH RD INDUSTRIAL PARK - BLDG D1	DRP-000121	1801 PFE RD	NI	IBP	6,480	0.73
MARCH RD INDUSTRIAL PARK - BLDG D2	DRP-000121	1801 PFE RD	NI	IBP	6,480	0.72
MARCH RD INDUSTRIAL PARK - BLDG E1	DRP-000121	1801 PFE RD	NI	IBP	6,480	0.70
MARCH RD INDUSTRIAL PARK - BLDG E2	DRP-000121	1801 PFE RD	NI	IBP	6,480	0.69
MARCH RD INDUSTRIAL PARK - BLDG F	DRP-000121	1801 PFE RD	NI	IBP	6,480	0.74
MARCH RD INDUSTRIAL PARK - BLDG H	DRP-000121	1801 PFE RD	NI	IBP	15,000	1.79
MARCH RD INDUSTRIAL PARK - BLDG J1	DRP-000121	1801 PFE RD	NI	IBP	11,000	1.12

Development Activity by Date

From: 4/1/2006

To: 4/30/2006



NON-RESIDENTIAL ACTIVITY

Project Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
MARCH RD INDUSTRIAL PARK - BLDG J2	DRP-000121	1801 PFE RD	NI	IBP	11,000	3.18
ROSEVILLE SPORTS BAR	DRP-000124	9501 FAIRWAY DR	HR	NTC	15,000	2.15
Total Bldg Sq Ft/Acres					124,708	15.91

Approved

TRADESMAN'S STORAGE	DRP 04-58	800, 804, 808, 812 CHURCH ST	IN	WHS	10,368	0.59
SONIC RESTAURANT (FOOTHILLS BL)	DRP-000047	5010 FOOTHILLS BL	NW	RES	1,718	1.16
Total Bldg Sq Ft/Acres					12,086	1.75

Under Construction

GALILEE RD BUS PARK - BLDG 4	DRP 04-03	7611 GALILEE RD	NI	IBP	10,010	0.99
KEMPER BUSINESS PARK LOT 7	DRP-000059	401 DEREK PL	IN	OFF	19,288	2.60
Total Bldg Sq Ft/Acres					29,298	3.59

Completed

ALLSIZE STORAGE FACILITY - PHASE 2	DRP 02-62	1011 FOOTHILLS BL	IN	MST	25,000	
PLEASANT GROVE MARKETPLACE - SHELL BLDG	DRP 04-10	928 PLEASANT GROVE BL	NC	RET	6,000	2.00
SHEA CENTER ROSEVILLE - BLDG 7	MPP 01-02	532 GIBSON DR	NC	OFF	50,490	3.27
Total Bldg Sq Ft/Acres					81,490	5.27

Planning Area Definitions:

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

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

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



From: 4/1/2006

To: 4/30/2006

Project Name	Project #	Address	Plan Area	Acres	Description	Ordinance #	Resolution#
BEING PROCESSED							
NIKKEL REZONE AND GEN PLAN AMEND	GPA-000023	9500 ROSEVILLE RD	IN	29.00	TO AMEND THE GENERAL PLAN FROM BP/LI (BUSINESS PROFESSIONAL LIGHT INDUSTRIAL) TO MDR 8 (MEDIUM DENSITY 8 UNITS PER ACRE) AND TO REZONE FROM PLANNED DEVELOPMENT TO RS/DS (SMALL LOT RESIDENTIAL)		
NIKKEL REZONE & GEN PLAN AMEND	RZ-000029	9500 ROSEVILLE RD	IN	29.00	TO AMEND THE GENERAL PLAN FROM BP/LI (BUSINESS PROFESSIONAL LIGHT INDUSTRIAL) TO MDR 8 (MEDIUM DENSITY 8 UNITS PER ACRE) AND TO REZONE FROM PLANNED DEVELOPMENT TO RS/DS (SMALL LOT RESIDENTIAL)		
NERSP PCL 15 LOTS 10-14 STONE POINT	GPA-000022	1445 EUREKA RD	NE	32.32	NERSP PCL 15 LOTS 10-14 STONE POINT TO AMEND GENERAL PLAN TO REFLECT .002 ACRE SWAP OF RESIDENTIAL AND PARK LAND		
NERSP PCL 15 LOTS 10-14 STONE POINT	RZ-000028	1445 EUREKA RD	NE	32.32	NERSP PCL 15 LOTS 10-14 STONE POINT TO AMEND THE ZONING TO REFLECT A .002 ACRE SWAP OF PARK AND RESIDENTIAL LAND		
NERSP PCL 15, L-10-14 STONE POINT	SPA-000016	1445 EUREKA RD	NE	32.32	NERSP PCL 15, L-10-14 STONE POINT, TO AMEND SPECIFIC PLAN MAKING MINOR LEGISLATIVE AMENDMENTS TO SWAP .002 ACRES OF PARK AND RESIDENTIAL ACREAGE		
106 CLINTON AV	GPA-000024	106 CLINTON AV	RG	0.00	TO AMEND RIVERSIDE GATEWAY SPECIFIC PLAN TO CHANGE LAND USE & ZONING FROM RESIDENTIAL TO COMMERCIAL-MIXED USE		
106 CLINTON AV	SPA-000017	106 CLINTON AV	RG	0.00	TO AMEND RIVERSIDE GATEWAY SPECIFIC PLAN TO CHANGE LAND USE & ZONING FROM RESIDENTIAL TO COMMERCIAL-MIXED USE		

Planning and Redevelopment Department
Rezone, General and Specific Plan Amendment,
and Annexation Processing Activity

5/15/2006



From: 4/1/2006 To: 4/30/2006

Project Name	Project #	Address	Plan Area	Acres	Description	Ordinance #	Resolution#
106 CLINTON AV	RZ-000030	106 CLINTON AV	RG	0.00	TO AMEND RIVERSIDE GATEWAY SPECIFIC PLAN TO CHANGE LAND USE & ZONING FROM RESIDENTIAL TO COMMERCIAL-MIXED USE		
ADOPTED							
400 SUNRISE OFFICE BLDG	GPA-000019	400 SUNRISE AV	IN	2.81	GPA TO CHANGE LAND USE FROM BUSINESS PROFESSIONAL (BP) TO COMMUNITY COMMERCIAL (CC)		06-163
400 SUNRISE OFFICE BLDG	RZ-000024	400 SUNRISE AV	IN	3.00	RZ FROM NEIGHBORHOOD COMMERCIAL (NC) TO COMMUNITY COMMERCIAL SPECIAL AREA OVERLAY (CC/SA)	4381	
RIVERSIDE GATEWAY SPECIFIC PLAN	RZ 04-07	416 RIVERSIDE AV	RG	0.00	RIVERSIDE GATEWAY SPECIFIC PLAN - THE PROJECT WILL ADD 550,000 SQ FT OF MIXED USE COMMERCIAL AND RESIDENTIAL ON 21 ACRES	4367	

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

APRIL 2006

Legend

Project Types:

Non-Residential Projects

Residential Projects

Rezones, General & Specific Plan Amendments

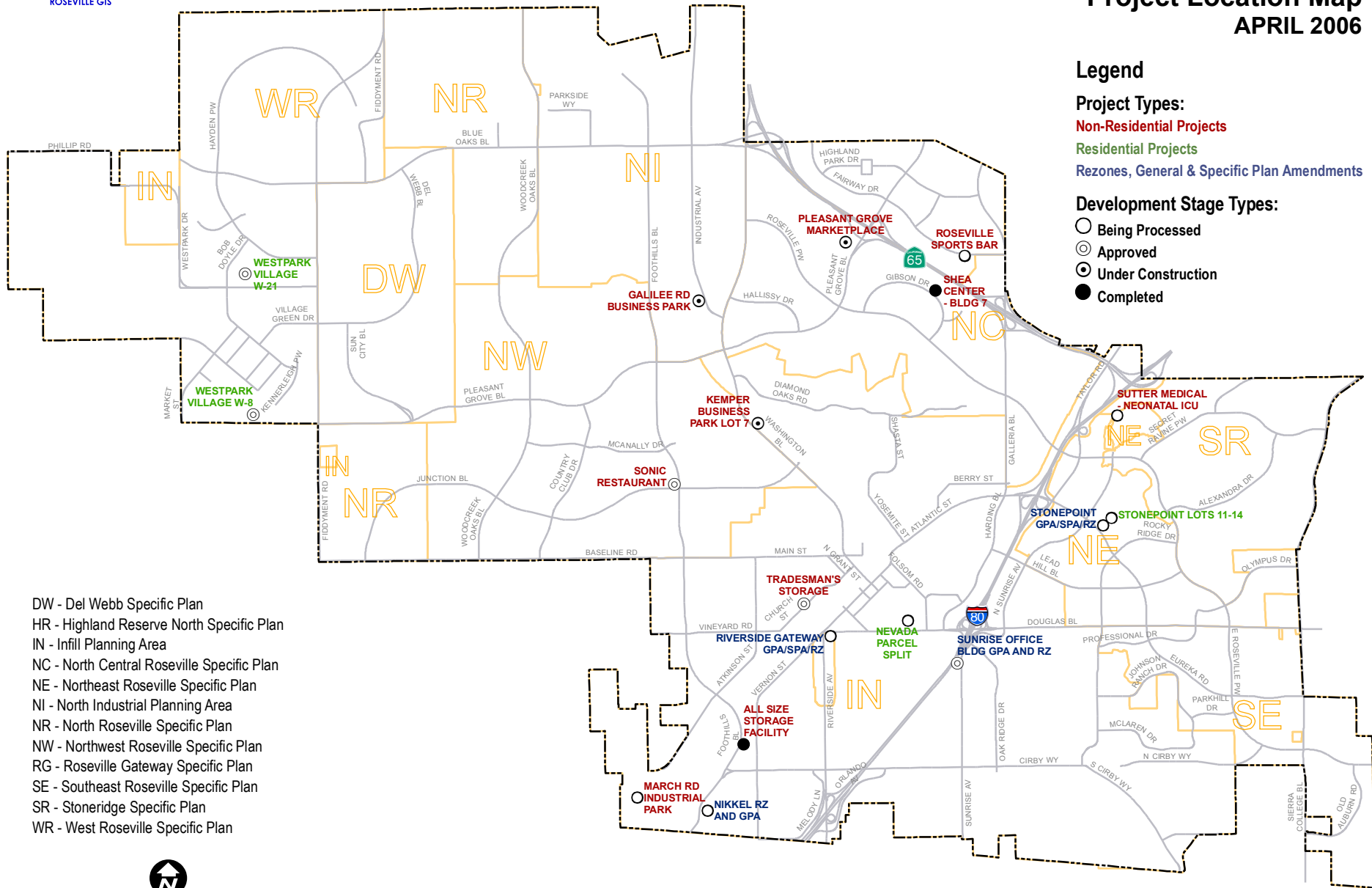
Development Stage Types:

○ 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
 RG - Roseville Gateway Specific Plan
 SE - Southeast Roseville Specific Plan
 SR - Stoneridge Specific Plan
 WR - West Roseville Specific Plan



0 0.5 1 2
Miles

Planning and Redevelopment Department

5/15/2006

All Applicants and Developers for Projects with Activity

From: 4/1/2006

To: 4/30/2006



Project Name	Contact Name	Address	City, State, Zip	Phone#
Residential				
Applicant				
CIRBY HILLS TOWNHOMES UNIT 2	BURRELL ENGINEERING GROUP INC	1001 ENTERPRISE WY #100	ROSEVILLE, CA 95678	916-783-8898
WRSP WESTPARK VILLAGE W-8	MORTON & PITALO INC	1352 BLUE OAKS BL, #100	ROSEVILLE, CA 95678	916-773-7677
WRSP WESTPARK VILLAGE W-21	MORTON & PITALO, INC	1352 BLUE OAKS BL, #100	ROSEVILLE, CA 95678	916-773-7677
219 NEVADA AV PARCEL SPLIT	REED DON & SHAUNNA	219 NEVADA AVE	ROSEVILLE CA 95678	916-218-6078
NERSP PCL 15 LOT 13 STONE POINT	SANDBERG & LO DUCA	3300 DOUGLAS BL #365	ROSEVILLE, CA 95661	916-774-1636
NERSP PCL 15 LOT 14 STONE POINT	SANDBERG & LO DUCA	3300 DOUGLAS BL #365	ROSEVILLE, CA 95661	916-774-1636
NERSP PCL 15 LOT 12 STONE POINT	SANDBERG & LO DUCA	3300 DOUGLAS BL #365	ROSEVILLE, CA 95661	916-774-1636
NERSP PCL 15 LOT 11 STONE POINT	SANDBERG & LO DUCA	3300 DOUGLAS BL #365	ROSEVILLE, CA 95661	916-774-1636
Developer				
219 NEVADA AV PARCEL SPLIT	REED DON & SHAUNNA	219 NEVADA AV	ROSEVILLE, CA 95678	916-218-6078
NERSP PCL 15 LOT 13 STONE POINT	RICHLAND PLANNED COMMUNITIES INC	2220 DOUGLAS BL #290	ROSEVILLE, CA 95661	916-782-3300
NERSP PCL 15 LOT 12 STONE POINT	RICHLAND PLANNED COMMUNITIES INC	2220 DOUGLAS BL #290	ROSEVILLE, CA 95661	916-782-3300
NERSP PCL 15 LOT 11 STONE POINT	RICHLAND PLANNED COMMUNITIES INC	2220 DOUGLAS BL #290	ROSEVILLE, CA 95661	916-782-3300
NERSP PCL 15 LOT 14 STONE POINT	RICHLAND PLANNED COMMUNITIES INC	2220 DOUGLAS BL #290	ROSEVILLE, CA 95661	916-782-3300
Non-Residential				
Applicant				
MARCH RD INDUSTRIAL PARK - BLDG J2	BORGES ARCHITECTURAL GROUP	1508 EUREKA RD S-150	ROSEVILLE CA 95661	916-782-7200

Planning and Redevelopment Department

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All Applicants and Developers for Projects with Activity

From: 4/1/2006

To: 4/30/2006



Project Name	Contact Name	Address	City, State, Zip	Phone#
MARCH RD INDUSTRIAL PARK - BLDG J1	BORGES ARCHITECTRUAL GROUP	1508 EUREKA RD S-150	ROSEVILLE CA 95661	916-782-7200
MARCH RD INDUSTRIAL PARK - BLDG H	BORGES ARCHITECTRUAL GROUP	1508 EUREKA RD S-150	ROSEVILLE CA 95661	916-782-7200
MARCH RD INDUSTRIAL PARK - BLDG E2	BORGES ARCHITECTRUAL GROUP	1508 EUREKA RD S-150	ROSEVILLE CA 95661	916-782-7200
MARCH RD INDUSTRIAL PARK - BLDG D2	BORGES ARCHITECTRUAL GROUP	1508 EUREKA RD S-150	ROSEVILLE CA 95661	916-782-7200
MARCH RD INDUSTRIAL PARK - BLDG C	BORGES ARCHITECTRUAL GROUP	1508 EUREKA RD S-150	ROSEVILLE CA 95661	916-782-7200
MARCH RD INDUSTRIAL PARK - BLDG A	BORGES ARCHITECTRUAL GROUP	1508 EUREKA RD S-150	ROSEVILLE CA 95661	916-782-7200
MARCH RD INDUSTRIAL PARK - BLDG B1	BORGES ARCHITECTRUAL GROUP	1508 EUREKA RD S-150	ROSEVILLE CA 95661	916-782-7200
MARCH RD INDUSTRIAL PARK - BLDG B2	BORGES ARCHITECTRUAL GROUP	1508 EUREKA RD S-150	ROSEVILLE CA 95661	916-782-7200
MARCH RD INDUSTRIAL PARK - BLDG D1	BORGES ARCHITECTRUAL GROUP	1508 EUREKA RD S-150	ROSEVILLE CA 95661	916-782-7200
MARCH RD INDUSTRIAL PARK - BLDG E1	BORGES ARCHITECTRUAL GROUP	1508 EUREKA RD S-150	ROSEVILLE CA 95661	916-782-7200
MARCH RD INDUSTRIAL PARK - BLDG F	BORGES ARCHITECTRUAL GROUP	1508 EUREKA RD S-150	ROSEVILLE CA 95661	916-782-7200
SONIC RESTAURANT (FOOTHILLS BL)	BURRELL CONSULTING GROUP INC	1001 ENTERPRISE WY #100	ROSEVILLE, CA 95678	916-783-8898
ROSEVILLE SPORTS BAR	BURRELL ENGINEERING GROUP INC	1001 ENTERPRISE WY #100	ROSEVILLE, CA 95678	916-783-8898
ALLSIZE STORAGE FACILITY - PHASE 2	GARY ROBERTS ARCHITECT	1512 FOURTEENTH ST	SACRAMENTO, CA 95814	916-498-7900
SUTTER MEDICAL - NEONATAL ICU	HAMMEL, GREEN AND ABRAHAMSON, INC	1410 ROCKY RIDGE DR #250	ROSEVILLE, CA 95661	916-787-5100
GALILEE RD BUS PARK - BLDG 4	HEADWATERS DEVELOPMENT CO	2264 FAIR OAKS BL, #100	SACRAMENTO, CA 95825	916-564-8899
KEMPER BUSINESS PARK LOT 7	KMS DEVELOPMENT LLC	7401 GALILEE RD S-100	ROSEVILLE, CA 95661	916-771-3565
PLEASANT GROVE MARKETPLACE - SHELL BLDG	NADEL ARCHITECTS	3080 BRISTOL ST #500	COSTA MESA, CA 92626	714-540-5000
SHEA CENTER ROSEVILLE - BLDG 7	R&B ENGINEERING INC	1161 HIGH ST	AUBURN CA 95603	530-823-8420
TRADESMAN'S STORAGE	RON GRINDROD	885 CALERA TERRACE	PACIFICA, CA 94044	916-743-7874

Developer

Planning and Redevelopment Department

5/15/2006

All Applicants and Developers for Projects with Activity

From: 4/1/2006

To: 4/30/2006



Project Name	Contact Name	Address	City, State, Zip	Phone#
ALLSIZE STORAGE FACILITY - PHASE 2	ALLSIZE STORAGE LLC	13411 BASS TRAIL	GRASS VALLEY, CA 95945	530-273-9043
SONIC RESTAURANT (FOOTHILLS BL)	CAPITAL CITY CONCEPTS INC	1687 EUREKA RD, #200	ROSEVILLE, CA 95661	916-786-4696
ROSEVILLE SPORTS BAR	CAPITOL CITY RESTUARANT INC	2510 DOUGLAS BL #500	ROSEVILLE, CA 95661	916-786-8080
MARCH RD INDUSTRIAL PARK - BLDG J2	CHARLES SMYTH	3825 ATHERTON RD #115	ROCKLIN, CA 95765	530-682-2676
MARCH RD INDUSTRIAL PARK - BLDG J1	CHARLES SMYTH	3825 ATHERTON RD #115	ROCKLIN, CA 95765	530-682-2676
MARCH RD INDUSTRIAL PARK - BLDG B1	CHARLES SMYTH	3825 ATHERTON RD #115	ROCKLIN, CA 95765	530-682-2676
MARCH RD INDUSTRIAL PARK - BLDG A	CHARLES SMYTH	3825 ATHERTON RD #115	ROCKLIN, CA 95765	530-682-2676
MARCH RD INDUSTRIAL PARK - BLDG B2	CHARLES SMYTH	3825 ATHERTON RD #115	ROCKLIN, CA 95765	530-682-2676
MARCH RD INDUSTRIAL PARK - BLDG C	CHARLES SMYTH	3825 ATHERTON RD #115	ROCKLIN, CA 95765	530-682-2676
MARCH RD INDUSTRIAL PARK - BLDG D1	CHARLES SMYTH	3825 ATHERTON RD #115	ROCKLIN, CA 95765	530-682-2676
MARCH RD INDUSTRIAL PARK - BLDG D2	CHARLES SMYTH	3825 ATHERTON RD #115	ROCKLIN, CA 95765	530-682-2676
MARCH RD INDUSTRIAL PARK - BLDG E1	CHARLES SMYTH	3825 ATHERTON RD #115	ROCKLIN, CA 95765	530-682-2676
MARCH RD INDUSTRIAL PARK - BLDG E2	CHARLES SMYTH	3825 ATHERTON RD #115	ROCKLIN, CA 95765	530-682-2676
MARCH RD INDUSTRIAL PARK - BLDG F	CHARLES SMYTH	3825 ATHERTON RD #115	ROCKLIN, CA 95765	530-682-2676
MARCH RD INDUSTRIAL PARK - BLDG H	CHARLES SMYTH	3825 ATHERTON RD #115	ROCKLIN, CA 95765	530-682-2676
GALILEE RD BUS PARK - BLDG 4	GALILEE ROAD LLC	2264 FAIR OAKS BL, #100	SACRAMENTO, CA 95825	916-564-8899
KEMPER BUSINESS PARK LOT 7	KMS DEVELOPMENT LLC	7401 GALILEE RD S-100	ROSEVILLE, CA 95661	916-771-3565
SHEA CENTER ROSEVILLE - BLDG 7	SHEA PROPERTIES	2580 SHEA CENTER DR	LIVERMORE, CA 94550	925-245-3650
PLEASANT GROVE MARKETPLACE - SHELL BLDG	WAL-MART STORES INC	2001 S.E. 10TH ST	BENTONVILLE, AR 72716	479-277-9476