

Monthly Development Activity Update - May 2007
Planning & Redevelopment Department



Monthly Development Activity Update May 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

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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 (5/1/2007 - 5/31/2007)

SFD PERMITS ISSUED

	Permits
Highland Reserve North (6 Total Permits)	
HIGHLAND RESERVE NORTH PARCEL 30	6
Infill (4 Total Permits)	
WEST COLONIAL ESTATES	4
North Central Roseville (12 Total Permits)	
VILLEMONT CONDOMINIUMS	12
North Industrial (17 Total Permits)	
WOODLAKE VILLAGE	17
North Roseville (22 Total Permits)	
DIAMOND CREEK UNIT 7	16
ESKATON VILLAGE PHASE 1	6
West Roseville (48 Total Permits)	
FIDDYMENT RANCH VILLAGE 1A PHASE 1	1
FIDDYMENT RANCH VILLAGE 1B PHASE 1	3
FIDDYMENT RANCH VILLAGE 3	6
FIDDYMENT RANCH VILLAGE 5	6
WESTPARK VILLAGE 1 PHASE 1	18
WESTPARK VILLAGE 22	3
WESTPARK VILLAGE 5	5
WESTPARK VILLAGE 6	6
TOTAL SFD PERMITS ISSUED	109

SFD PERMITS FINALED

	Permits
Highland Reserve North (1 Total Permits)	
HIGHLAND RESERVE NORTH PARCEL 30	1
North Industrial (13 Total Permits)	
LONGMEADOW VILLAGE 2 PHASE 2	7
LONGMEADOW VILLAGE 1	4
LONGMEADOW VILLAGE 2 PHASE 1	2
North Roseville (12 Total Permits)	
CROCKER RANCH NORTH LOT 3A	2
CROCKER RANCH NORTH LOT 5	7
CROCKER RANCH NORTH LOT 6	1
CROCKER RANCH NORTH LOT 8	2
Northwest Roseville (8 Total Permits)	
DUNMORE JUNCTION	1
LEGACY	2
ROSE PARK	5
Stoneridge (2 Total Permits)	
STONERIDGE EAST VILLAGE 1	2



Building Permit Activity Summary (5/1/2007 - 5/31/2007)

West Roseville (21 Total Permits)

FIDDYMENT RANCH VILLAGE 1B PHASE 1	1	
FIDDYMENT RANCH VILLAGE 5	4	
WESTPARK VILLAGE 3A	6	
WESTPARK VILLAGE 4A	4	
WESTPARK VILLAGE 5	3	
WESTPARK VILLAGE 6	3	
TOTAL SFD PERMITS FINALED	57	

MFD PERMITS FINALED

	Permits	Units
Highland Reserve North (1 Total Permits)		
HIGHLAND PARK CONDOMINIUMS	1	10
Stoneridge (4 Total Permits)		
PHOENICIAN CONDOMINIUMS	4	74
TOTAL MFD PERMITS FINALED	5	84



Development Activity by Date (5/1/2007 - 5/31/2007)

RESIDENTIAL ACTIVITY

Activity Name	Project #	Address	Plan Area	Use Type	Units	Acres
BEING PROCESSED						
CROCKER RANCH NORTH LOT 4	SUB-000096	10090 CROCKER RANCH RD	NR	SFD	198	22.49
WESTPARK W-24	SUB-000100	2151 PLEASANT GROVE BL	WR	SFD	111	12.29
Total Units/Acres					309	34.78

APPROVED

WRSP FIDDYMENT RANCH PH2 F-15A	SUB-000061	4801 FIDDYMENT RD	WR	SFD	102	17.60
FIDDYMENT RANCH PHASE II F-15B	SUB-000076	4850 FIDDYMENT RD	WR	SFD	56	7.85
Total Units/Acres					158	25.45

NON-RESIDENTIAL ACTIVITY

Activity Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
BEING PROCESSED						
ST JOHN'S EPISCOPAL CHURCH	DRP-000198	2201 PLEASANT GROVE BL	WR	CHU	93,440	0.83
GALLERIA EXPANSION - CHEESECAKE FACTORY	MPP-000014	1151 GALLERIA BL	NC	RES	10,644	0.00
Total Bldg Sq Ft/Acres					104,084	0.83

UNDER CONSTRUCTION

FAIRWAY DRIVE AUTO WASH	DRP-000105	9110 FAIRWAY DR	HR	AUT	5,836	1.00
FAIRWAY DRIVE EXPRESS LUBE	DRP-000105	9150 FAIRWAY DRIVE	HR	AUT	3,957	1.00
SHEA CENTER ROSEVILLE - BLDG 5	MPP 01-02	548 GIBSON DR	NC	OFF	50,070	2.91
MACY'S ROSEVILLE GALLERIA (EXPANSION)	MPP-000012	1197 GALLERIA BL	NC	RET	0	0.00
GALLERIA EXPANSION - MACY'S EXPANSION	MPPMOD 95-01A	1151 GALLERIA BL	NC	RET	39,998	0.00
Total Bldg Sq Ft/Acres					99,861	4.91

COMPLETED

FAIRWAY CREEK SHOPPING CENTER - Bldg H	DRP 02-51	9450 FAIRWAY DR	HR	RET	5,897	0.68
SIERRA GARDENS BUILDING G2	DRP 02-59	1850 SIERRA GARDENS DR	IN	OFF	9,078	2.96
HIGHLAND PLAZA - BLDG 3	DRP 04-63	741 PLEASANT GROVE BL	HR	RET	5,956	0.55
HIGHLAND PLAZA - BLDG 4	DRP 04-63	721 PLEASANT GROVE BL	HR	RET	5,917	0.56
HIGHLAND PLAZA - BLDG 5A&B	DRP 04-63	701 PLEASANT GROVE BL	HR	RET	12,714	1.25
HIGHLAND PLAZA - BLDG 7A	DRP 04-63	731 PLEASANT GROVE BL	HR	RET	20,910	2.10
SIERRARIDGE APARTMENTS - STORAGE BLDG	DRP-000148	700 VALLEJO AV	IN	MST	400	0.00
Total Bldg Sq Ft/Acres					60,872	8.10



Allocation Activity Summary (5/1/2007 - 5/31/2007)

BEING PROCESSED

Project Name	Project #	Address	Plan Area	Acres	Description	Adopt Date	Ordinance #	Resolution #
2007PL-067								
NRSP CROCKER RANCH NORTH L-4 DR-3	GPA-000038	10090 CROCKER RANCH RD	NR	22.50	TO MODIFY NRSP DR-3 LAND USE FROM LDR (LOW DENSITY 4.3 UNITS PER ACRE) TO MDR 8.8 UNITS PER ACRE			
NRSP CROCKER RANCH NORTH L-4 DR-3	SPA-000027	10090 CROCKER RANCH RD	NR	22.50	TO MODIFY SPECIFIC PLANTO ALLOW FOR 198 SINGLE FAMILY MEDIUM DENSITY DEVELOPMENT IN PREVIOUSLY APPROVED LOW DENSITY RESIDENTIAL DEVELOPMENT			
NRSP CROCKER RANCH NORTH L-4 DR-3	RZ-000041	10090 CROCKER RANCH RD	NR	22.50	TO MODIFY ZONING FROM R1/DS (RESIDENTIAL SINGLE FAMILY W/DEVELOPMENT STANDARDS) TO RS/DS (RESIDENTIAL SMALL LOT W/DEVELOPMENT STANDARDS) FOR CONSTRUCTION OF 198 SINGLE FAMILY MEDIUM DENSITY HOMES			



Legend

Project Types:

Non-Residential Projects

Residential Projects

Rezones, General & Specific Plan Amendments

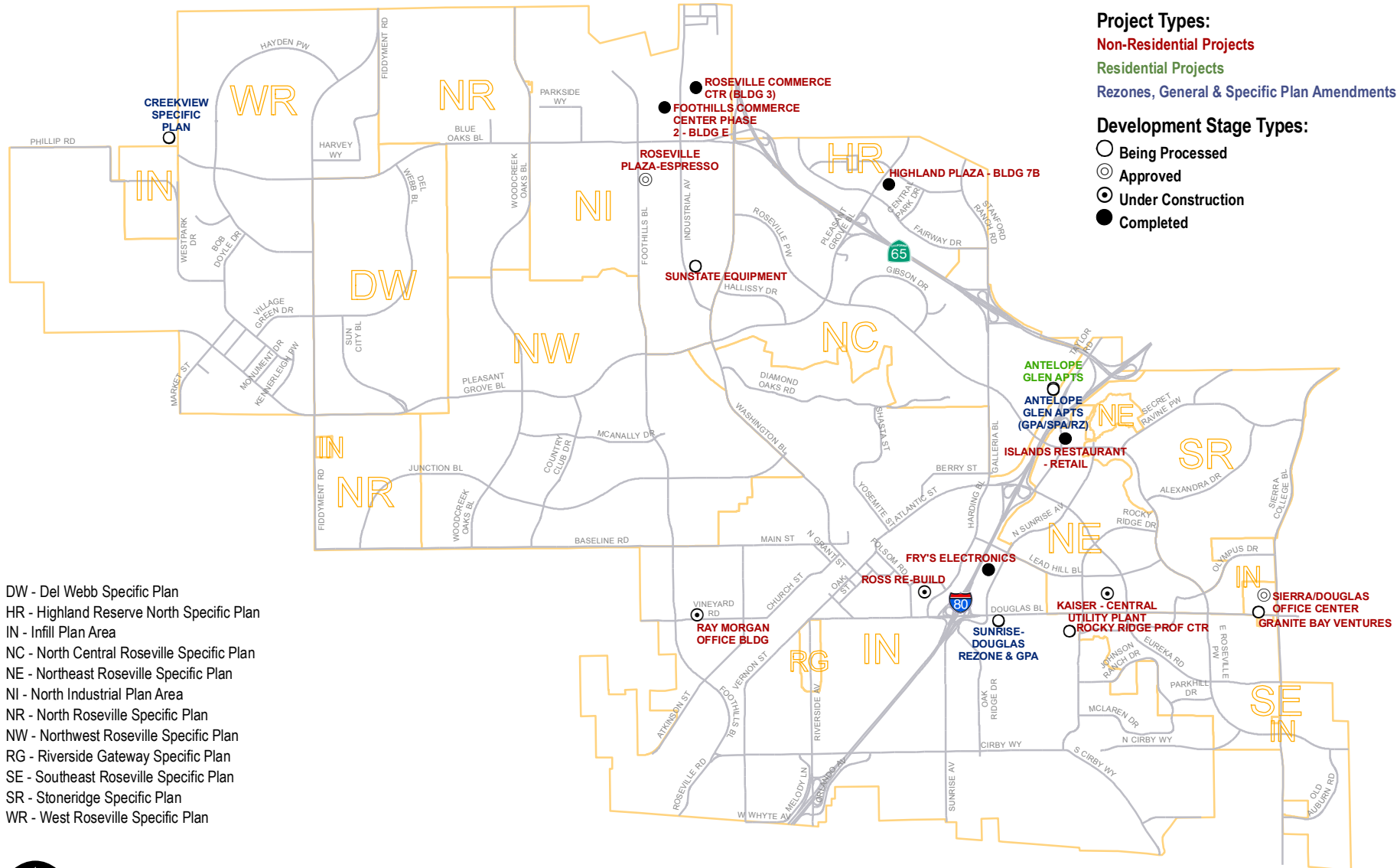
Development Stage Types:

○ Being Processed

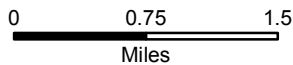
⊙ Approved

⦿ Under Construction

● Completed



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Applicants and Developers for Projects with Activity (5/1/2007 - 5/31/2007)

RESIDENTIAL

Project Contact	Name	Address	City, State, Zip	Phone #
SUB-000021 (WRSP VILLAGE CENTER PCL W-22)				
APPLICANT:	MORTON & PITALO, INC	1352 BLUE OAKS BL	ROSEVILLE, CA 95678	916-773-7677
DEVELOPER:	GREG MARTIN	985 SUN CITY LANE	LINCOLN, CA 95648	916-443-3400
SUB-000061 (WRSP FIDDYMENT RANCH F-15A)				
APPLICANT:	WOOD ROGERS	3301 C ST	SACRAMENTO, CA 95816	916-341-7760
DEVELOPER:	SIGNATURE PROPERTIES	1322 BLUE OAKS BL #100	ROSEVILLE, CA 95661	916-789-2400
SUB-000076 (WRSP PCL F-15B TENTATIVE MAP)				
APPLICANT:	WOOD RODGERS	3301 C ST	SACRAMENTO CA 95816	916-341-7760
DEVELOPER:	SIGNATURE PROPERTIES	1322 BLUE OAKS BL #100	ROSEVILLE, CA 95661	916-789-2400
SUB-000096 (NRSP CROCKER RANCH NORTH L-4 DR-3)				
APPLICANT:	BAKER WILLIAMS ENGINEERING GROUP	6020 RUTLAND DR #19	CARMICHAEL, CA 95608	916-331-4336
DEVELOPER:	MOURIER LAND INVESTMENT CO	1430 BLUE OAKS BL	ROSEVILLE, CA 95747	916-969-2842
SUB-000100 (WRSP WESTPARK W-24)				
APPLICANT:	PL ROSEVILLE	4196 DOUGLAS BL STE 100	GRANITE BAY CA 95746	916-746-6100
DEVELOPER:	PL ROSEVILLE, LLC	985 SUN CITY LN	LINCOLN, CA 95648	916-434-3400
SUBD 03-13 (WEST COLONIAL ESTATES)				
APPLICANT:	MORTON & PITALO	1788 TRIBUTE RD STE 200	SACRAMENTO CA 95815	916-927-2400
DEVELOPER:	NORTHWEST LAND CO INC	12344 FAIR OAKS BL S-E	FAIR OAKS, CA 95628	916-728-9731
SUBD 03-14 (NWRSP PCL 37, LEGACY SUBDIVISION)				
APPLICANT:	MORTON & PITALO	1352 BLUE OAKS BL #100	ROSEVILLE, CA 95678	916-773-7677
DEVELOPER:	CAMERON STEWART	7509 MADISON AV #B-108	CITRUS HEIGHTS, CA 95610-7647	916-425-2796

NON-RESIDENTIAL

Project Contact	Name	Address	City, State, Zip	Phone #
DRP 02-51 (HRNSP PCL 43A & B, FAIRWAY CREEK)				
APPLICANT:	BORGES ARCHITECTRUAL GROUP	3017 DOUGLAS BL, #240	ROSEVILLE CA 95661	916 782-7200
DEVELOPER:	FAIRWAY CREEK LLC	1512 EUREKA RD, #130	ROSEVILLE, CA 95661	916-782-7200
DRP 02-59 (SIERRA GARDENS BUILDING G2)				
APPLICANT:	WILLIAMS & PADDON	2237 DOUGLAS BL #160	ROSEVILLE, CA 95661	916-786-8178



Applicants and Developers for Projects with Activity (5/1/2007 - 5/31/2007)

DEVELOPER:	OVADIA MIZRAHI	109 LOIS LN	PALO ALTO, CA 94303	650-326-9976
DRP 04-63 (HIGHLAND PLAZA RETAIL CENTER)				
APPLICANT:	WILLIAMS & PADDON ARCHITECTS	2237 DOUGLAS BL, STE 160	ROSEVILLE, CA 95661	916-786-8178
DEVELOPER:	EUREKA DEVELOPMENT CO LLC	1508 EUREKA RD, STE 130	ROSEVILLE, CA 95661	916-791-6466
DRP-000105 (HRNSP PCL 43A FAIRWAY DR AUTO WASH)				
APPLICANT:	STUDIO SMS	424 VERNON ST	ROSEVILLE, CA 95678	916-780-0100
DEVELOPER:	IGOR PASKHOVER	8017 W THIRD ST	LOS ANGELES, CA 90048	323-933-7393
DRP-000148 (NWRSP PCL 81 SIERRARIDGE APARTMENTS)				
APPLICANT:	PACIFIC CAPITAL MNG	1420 E ROSEVILLE PW	ROSEVILLE, CA 95661	916-773-3322
DEVELOPER:	PACIFIC CAPITAL MGMT	1420 E ROSEVILLE PW	ROSEVILLE, CA 95661	916-773-3322
DRP-000198 (ST JOHN'S EPISCOPAL CHURCH)				
APPLICANT:	ST JOHN'S EPISCOPAL CHURCH	1090 MAIN ST	ROSEVILLE, CA 95678	916-773-7677
DEVELOPER:	ST JOHN'S EPISCOPAL CHURCH	1090 MAIN ST	ROSEVILLE, CA 95678	916-769-1889
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-000012 (NCRSP PCL 35 MACY'S ROSEVILLE GALLERIA)				
APPLICANT:	ASSOCIATED ARCHITECTS & PLANNERS	15260 VENTURE BL, STE 620	SHERMAN OAKS, CA 91403	818-995-7484
DEVELOPER:	WESTFIELD CORPORATION INC	11601 WILSHIRE BL	LOS ANGELES, CA 90025	310-478-4456
MPP-000014 (NCRSP PCL 35 CHEESECAKE FACTORY)				
APPLICANT:	ROSEVILLE SHOPPINTOWN LLC	11601 WILSHIRE BL	LOS ANGELES, CA 90025	310-893-4146
DEVELOPER:	WESTFIELD CORPORATION INC	11601 WILSHIRE BL	LOS ANGELES, CA 90025-1748	310-478-4456
MPPMOD 95-01A (NCRSP PCL 35 GALLERIA MALL MPPMOD)				
APPLICANT:	ROSEVILLE SHOPPINGTOWN LLC	11601 WILSHIRE BL, 11TH FLOOR	LOS ANGELES, CA 90025	310-478-4456
DEVELOPER:	ROSEVILLE SHOPPINGTOWN LLC	11601 WILSHIRE BL, 11TH FLOOR	LOS ANGELES, CA 90025	310-478-4456

