

Monthly Development Activity Update - November 2007

Planning & Redevelopment Department



Monthly Development Activity Update

November 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 (11/1/2007 - 11/30/2007)

SFD PERMITS ISSUED

	Permits
NORTH INDUSTRIAL (14 TOTAL PERMITS)	
LONGMEADOW VILLAGE 2 PHASE 3	11
WOODLAKE VILLAGE	3
NORTH ROSEVILLE (14 TOTAL PERMITS)	
DIAMOND CREEK UNIT 7	14
NORTHWEST ROSEVILLE (5 TOTAL PERMITS)	
ROSE PARK	5
WEST ROSEVILLE (84 TOTAL PERMITS)	
FIDDYMENT RANCH VILLAGE 1A PHASE 2	4
WESTPARK VILLAGE 1 PHASE 1	6
WESTPARK VILLAGE 1 PHASE 3	6
WESTPARK VILLAGE 10 PHASE 1	5
WESTPARK VILLAGE 11	5
WESTPARK VILLAGE 12	6
WESTPARK VILLAGE 21	27
WESTPARK VILLAGE 3A	6
WESTPARK VILLAGE 4A	5
WESTPARK VILLAGE 5	5
WESTPARK VILLAGE 6	6
WESTPARK VILLAGE 7	3
TOTAL SFD PERMITS ISSUED	117

MFD PERMITS ISSUED

	Permits	Units
NORTHWEST ROSEVILLE (1 TOTAL PERMITS)		
LADERA VILLAGE	1	103
TOTAL MFD PERMITS ISSUED	1	103

SFD PERMITS FINALED

	Permits
HIGHLAND RESERVE NORTH (4 TOTAL PERMITS)	
HIGHLAND RESERVE NORTH PARCEL 30	4
NORTH CENTRAL ROSEVILLE (3 TOTAL PERMITS)	
VILLEMONT CONDOMINIUMS	3
NORTH INDUSTRIAL (10 TOTAL PERMITS)	
LONGMEADOW VILLAGE 1	4
WOODLAKE VILLAGE	6
NORTH ROSEVILLE (14 TOTAL PERMITS)	
CROCKER RANCH NORTH LOT 3A	5
CROCKER RANCH NORTH LOT 5	2
DIAMOND CREEK UNIT 7	4
ESKATON VILLAGE PHASE 1	3



Building Permit Activity Summary (11/1/2007 - 11/30/2007)

NORTHWEST ROSEVILLE (7 TOTAL PERMITS)

ROSEPARK	7
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STONERIDGE (1 TOTAL PERMITS)

STONERIDGE WEST VILLAGE 4 PHASE 2 3 &	1
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WEST ROSEVILLE (67 TOTAL PERMITS)

FIDDYMENT RANCH VILLAGE 1A PHASE 1	1
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FIDDYMENT RANCH VILLAGE 1B PHASE 1	2
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FIDDYMENT RANCH VILLAGE 1B PHASE 2	1
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FIDDYMENT RANCH VILLAGE 3	9
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FIDDYMENT RANCH VILLAGE 5	5
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WESTPARK VILLAGE 1 PHASE 1	6
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WESTPARK VILLAGE 1 PHASE 3	2
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WESTPARK VILLAGE 21	10
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WESTPARK VILLAGE 3A	10
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WESTPARK VILLAGE 3B	4
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WESTPARK VILLAGE 4A	6
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WESTPARK VILLAGE 5	2
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WESTPARK VILLAGE 6	5
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WESTPARK VILLAGE 7	4
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TOTAL SFD PERMITS FINALED	106
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Development Activity by Date (11/1/2007 - 11/30/2007)

NON-RESIDENTIAL ACTIVITY

Activity Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
BEING PROCESSED						
LONGS FIDDYMENT	DRP-000233	2050 BLUE OAKS BL	WR	RET	15,791	2.02
BMW EXPANSION - AUTOMATED CAR WASH	DRP-000234	110 AUTOMALL DR	NE	AUT	1,000	0.00
BMW EXPANSION - CAR PREP	DRP-000234	110 AUTOMALL DR	NE	AUT	1,100	0.00
BMW EXPANSION - NEW SALES AREA	DRP-000234	110 AUTOMALL DR	NE	AUT	3,400	0.00
MARRIOTT CLUBSPORT - HOTEL	MPP-000020	1460 STONE POINT DR	NE	HOT	115,000	8.29
Total Bldg Sq Ft/Acres					136,291	10.31
APPROVED						
STARBUCKS COFFEE	DRP-000206	1241 PLEASANT GROVE BL	NW	RES	880	0.19
Total Bldg Sq Ft/Acres					880	0.19
UNDER CONSTRUCTION						
ALTA MANOR - ASSISTED LIVING	DRP-000071	930 OAK RIDGE DR	IN	CFA	30,142	2.96
ALTA MANOR - MEMORY CARE	DRP-000071	930 OAK RIDGE DR	IN	CFA	8,218	0.00
GALLERIA EXPANSION - CHEESECAKE FACTORY	MPP-000014	1151 GALLERIA BL	NC	RES	10,274	0.00
Total Bldg Sq Ft/Acres					48,634	2.96
COMPLETED						
FAIRWAY CREEK SHOPPING CENTER - Bldg A	DRP 02-51	10100 FAIRWAY DR	HR	RET	5,980	1.13
FAIRWAY CREEK SHOPPING CENTER - Bldg D	DRP 02-51	9400 FAIRWAY DR	HR	RET	23,326	2.81
MAHANY LIBRARY AND UTILITY EDUCATION	DRP 98-30	1501 PLEASANT GROVE BL	NW	PFA	31,606	0.00
KEMPER BUSINESS PARK LOT 7	DRP-000059	401 DEREK PL	IN	OFF	19,288	2.60
PLEASANT GROVE MARKET - SHOP 4	DRP-000085	910 PLEASANT GROVE BL	NC	RET	10,544	1.19
PLEASANT GROVE MARKET - SHOP 5	DRP-000085	908 PLEASANT GROVE BL	NC	RET	7,867	0.89
NCRSP PCL 18C-VILLEMONT POOL HOUSE	DRP-000097	250 TALMONT CL	NC	CRC	2,081	1.00
PARKSIDE INDUSTRIAL - BLDG A1	DRP-000159	10620 INDUSTRIAL AV	NI	WHS-O	12,302	0.88
PARKSIDE INDUSTRIAL - BLDG A2	DRP-000159	10622 INDUSTRIAL AV	NI	WHS-O	15,378	1.10
GALLERIA EXPANSION - PARKING GARAGE	MPP 04-02	1123 GALLERIA BL	NC	RET	358,493	
GALLERIA EXPANSION - MACY'S EXPANSION	MPPMOD 95-01A	1151 GALLERIA BL	NC	RET	39,998	0.00
Total Bldg Sq Ft/Acres					526,863	11.60



Allocation Activity Summary (11/1/2007 - 11/30/2007)

BEING PROCESSED

Project File No.	Submitted Date	Description
2007PL-189 (WRSP PCL F-30 REZONE & UNIT TRANSFERS)	WR	1900 BLUE OAKS BL
GPA-000042	11/13/2007	TO CHANGE LAND USE ON PCL F-30 FROM BP TO CC, AND TO INCREASE DENSITIES ON F-21, F-22, F-23, F-24, F-25, F-26 TO 20 DU/AC
RZ-000042	11/13/2007	TO REZONE WRSP PCL F-30 FROM BP TO CC
SPA-000030	11/13/2007	TO CHANGE LAND USE ON PCL F-30 FROM BP TO CC, AND TO INCREASE DENSITIES ON F-21, F-22, F-23, F-24, F-25, F-26 TO 20 DU/AC
2007PL-197 (PLACER RANCH GENERAL PLAN AMENDMENT)	PR	4151 FIDDYMENT RD
GPA-000043	11/20/2007	PLACER RANCH PROPOSED A 2213 ACRE ANNEXATION LOCATED IN UNINCORPORATED PLACER COUNTY WEST & SOUTH OF THE COUNTY'S SUNSET INDUSTRIAL AREA SOUTH OF WRSL NORTH OF WRSP INLCUDES: A 297 ACRE CALIFORNIA STATE UNIVERSITY CAMPUS W/1740 STUDENT AND FACULTY UNITS ASSOCIATED WITH THE UNIVERSITY; 5000 RESIDENTIAL UNITS; PLACER PARKWAY; 9,000,000 SF OF COMMERCIAL, OFFICE, AND LIGHT INDUSTRIAL LAND USES; PARKS AND OPEN SPACE; TWO ELEMENTARY SCHOOLS AND ONE MIDDLE SCHOOL.
SPA-000031	11/20/2007	PLACER RANCH PROPOSED A 2213 ACRE ANNEXATION LOCATED IN UNINCORPORATED PLACER COUNTY WEST & SOUTH OF THE COUNTY'S SUNSET INDUSTRIAL AREA SOUTH OF WRSL NORTH OF WRSP INLCUDES: A 297 ACRE CALIFORNIA STATE UNIVERSITY CAMPUS W/1740 STUDENT AND FACULTY UNITS ASSOCIATED WITH THE UNIVERSITY; 5000 RESIDENTIAL UNITS; PLACER PARKWAY; 9,000,000 SF OF COMMERCIAL, OFFICE, AND LIGHT INDUSTRIAL LAND USES; PARKS AND OPEN SPACE; TWO ELEMENTARY SCHOOLS AND ONE MIDDLE SCHOOL.
RZ-000043	11/20/2007	PLACER RANCH PROPOSED A 2213 ACRE ANNEXATION LOCATED IN UNINCORPORATED PLACER COUNTY WEST & SOUTH OF THE COUNTY'S SUNSET INDUSTRIAL AREA SOUTH OF WRSL NORTH OF WRSP INLCUDES: A 297 ACRE CALIFORNIA STATE UNIVERSITY CAMPUS W/1740 STUDENT AND FACULTY UNITS ASSOCIATED WITH THE UNIVERSITY; 5000 RESIDENTIAL UNITS; PLACER PARKWAY; 9,000,000 SF OF COMMERCIAL, OFFICE, AND LIGHT INDUSTRIAL LAND USES; PARKS AND OPEN SPACE; TWO ELEMENTARY SCHOOLS AND ONE MIDDLE SCHOOL.
2007PL-201 (NERSP PCL 15L8 15L9 MARRIOTT CLUBSPORT)	NE	1460 STONE POINT DR
GPA-000044	11/29/2007	FROM HIGH DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL FOR SIX STORY 174 ROOM HOTEL W/40,000 SF POOL AREA & 3200 SF RESTAURANT, 2-STORY 65,000 SF FITNESS CLUB
RZ-000044	11/29/2007	FROM R-3 TO PD-178 FOR SIX STORY 174 ROOM HOTEL W/40,000 SF POOL AREA & 3200 SF RESTAURANT, 2-STORY 65,000 SF FITNESS CLUB ON PARCEL 8. THE PD-178 ZONE WOULD ALSO ALLOW FOR AN OFFICE USE ON PARCEL 9.
SPA-000032	11/29/2007	FROM HIGH DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL AND FROM R3/DS TO PD-178 FOR SIX STORY 174 ROOM HOTEL W/40,000 SF POOL AREA & 3200 SF RESTAURANT, 2-STORY 65,000 SF FITNESS CLUB ON LOT 8 AND POTENTIAL FUTURE OFFICE BUILDING ON LOT 9.



Allocation Activity Summary (11/1/2007 - 11/30/2007)

2007PL-202 (NCRSP PCL 49 A/B REZONE)

NC

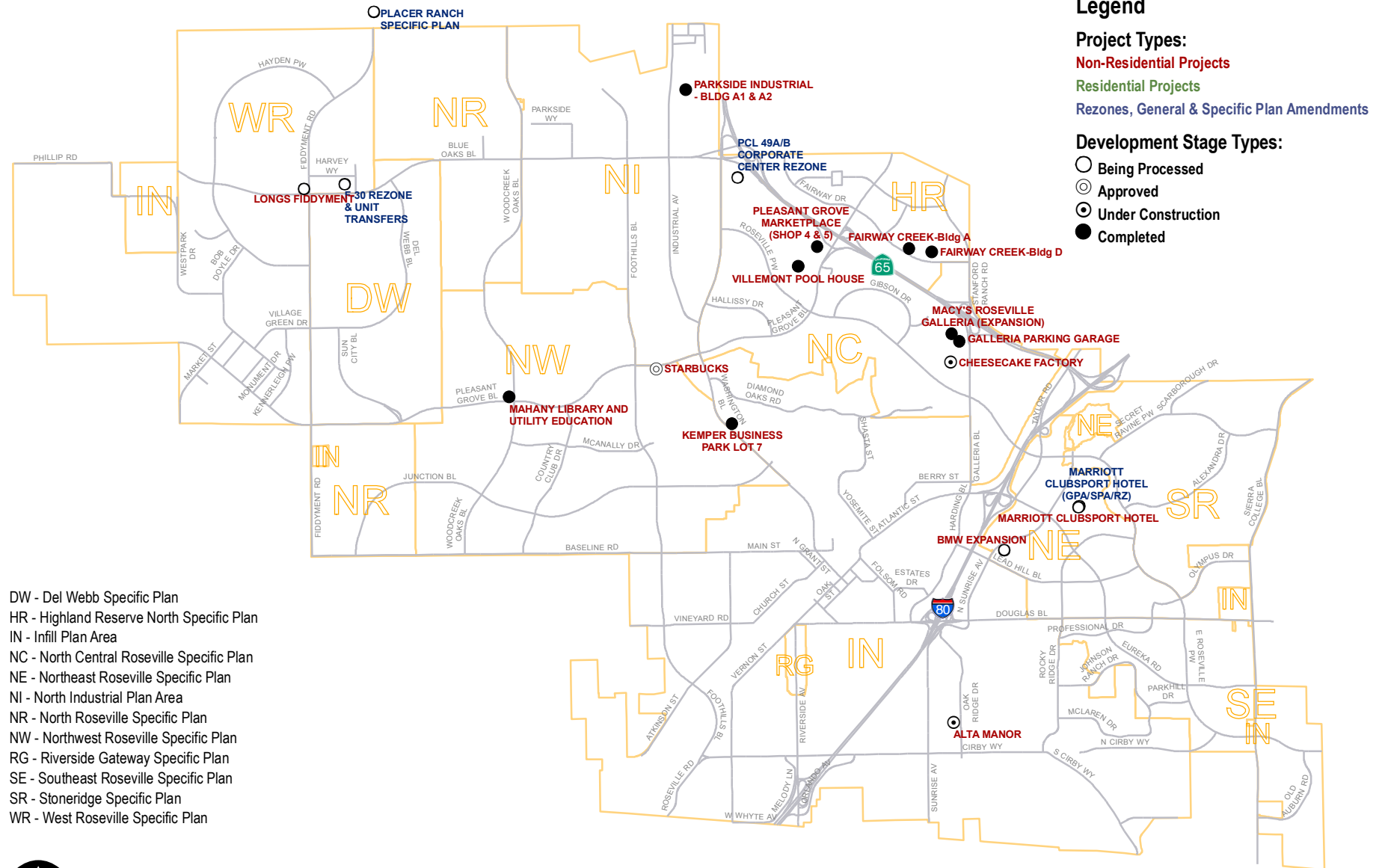
9000 WASHINGTON BL

RZ-000045

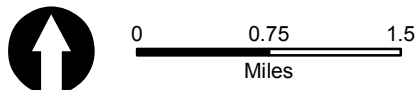
11/30/2007

TO AMEND TEXT OF ORIGINAL PD ZONING TO CONFORM MAXIMUM PERMITTED OFFICE
AND RETAIL GROSS BUILDING SQUAR FOOTAGE





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



Applicants and Developers for Projects with Activity (11/1/2007 - 11/30/2007)

RESIDENTIAL

Project Contact	Name	Address	City, State, Zip	Phone #
SUBD 04-08 (WRSP FIDDYMENT RANCH PH 1 V F-1)				
APPLICANT:	WOOD RODGERS, INC	3301 C ST. BLDG 100B	SACRAMENTO, CA 95816	916-341-7760
DEVELOPER:	SIGNATURE PROPERTIES	1322 BLUE OAKS BL #100	ROSEVILLE, CA 95747	916-789-2400
SUBD 05-05 (WRSP WESTPARK VILLAGE W-11)				
APPLICANT:	MORTON & PITALO INC	1352 BLUE OAKS BL, #100	ROSEVILLE, CA 95678	916-773-7677
DEVELOPER:	WESTPARK ASSOCIATES	2150 DOUGLAS BL, #110	ROSEVILLE, CA 95661	916-774-3400

NON-RESIDENTIAL

Project Contact	Name	Address	City, State, Zip	Phone #
DRP 02-51 (HRNSP PCL 43A & B, FAIRWAY CREEK)				
APPLICANT:	BORGES ARCHITECTURAL 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 98-30 (MAHANY PARK RECREATION CENTER/ LIBRARY)				
APPLICANT:	ROSEVILLE CITY OF	311 VERNON ST STE 200	ROSEVILLE CA 95678	916-774-5276
DEVELOPER:	ROSEVILLE CITY OF	311 VERNON ST STE 200	ROSEVILLE CA 95678	916-774-5276
DRP-000059 (KEMPER BUSINESS PARK)				
APPLICANT:	KMS DEVELOPMENT LLC	7401 GALILEE RD S-100	ROSEVILLE, CA 95661	916-771-3565
DEVELOPER:	KMS DEVELOPMENT LLC	7401 GALILEE RD S-100	ROSEVILLE, CA 95661	916-771-3565
DRP-000071 (ALTA MANOR)				
APPLICANT:	YHLA ARCHITECTS - ROBERT LINDLEY	707 4TH ST #304	DAVIS, CA 95616	530-758-4288
DEVELOPER:	ALTA MANOR - KEN WANG	1600 SACRAMENTO INN WY#125	SACRAMENTO, CA 95815	916-709-9111
DRP-000085 (NCRSP PCL 48A PLEASANT GROVE MKT PH2)				
APPLICANT:	BORGES ARCHITECTURAL GROUP	1508 EUREKA RD, #220	ROSEVILLE, CA 95661	916-782-7200
DEVELOPER:	SILVER CREEK PROPERTIES	2 VENTURE PZ, #220	IRVINE, CA 92618	949-387-5030
DRP-000097 (NCRSP PCL 18C-VILLEMONT POOL HOUSE)				
APPLICANT:	TIM LEWIS COMMUNITIES	5750 SUNRISE BL, STE 225	CITRUS HEIGHTS, CA 95610	916-966-8047
DEVELOPER:	TIM LEWIS COMMUNITIES	5750 SUNRISE BL, STE 225	CITRUS HEIGHTS, CA 95610	916-966-8047
DRP-000159 (NIPA PCL 55 PARKSIDE DRP MOD)				
APPLICANT:	BORGES ARCHITECTURAL GROUP	1508 EUREKA RD #150	ROSEVILLE, CA 95661	916-782-7200
DEVELOPER:	KEN GIANNOTI	2210 PLAZA DR #300	ROCKLIN, CA 95765	916-624-0513



Applicants and Developers for Projects with Activity (11/1/2007 - 11/30/2007)

DRP-000206 (NWRSP PCL 18 STARBUCKS COFFEE)

APPLICANT: RHL DESIGN GROUP INC	1137 N. MCDOWELL BL	PETALUMA, CA 94954	707-965-1600 X757
DEVELOPER: STARBUCKS COFFEE CO	17700 NEWHOPE ST	FOUNTIAN VALLEY, CA 92708	714-424-1900 X2268

DRP-000233 (WRSP F-35 LONGS FIDDYMENT)

APPLICANT: PANATTONI DEVELOPMENT CO	8401 JACKSON RD	SACRAMENTO, CA 95826	916-379-1127
DEVELOPER: PANATTONI DEVELOPMENT CO	8401 JACKSON RD	SACRAMENTO, CA 95826	916-379-1127

DRP-000234 (NERSP PCL 13A BMW DRP MOD)

APPLICANT: AVANESSIAN & ASSOCIATES	400 OYSTER POINT BL #115	SO SAN FRANCISCO, CA 94080	650-583-7344
DEVELOPER: AVANESSIAN & ASSOCIATES	400 OYSTER POINT BL #115	SO SAN FRANCISCO, CA 94080	650-583-7344

MPP 04-02 (NCRSP PCL 35 GALLERIA MALL STAGE 2)

APPLICANT: ROSEVILLE SHOPPINGTOWN LLC	11601 WILSHIRE BL, 11TH FLOOR	LOS ANGELES, CA 90025	310-478-4456
DEVELOPER: CHERYL HINES	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

MPP-000020 (NERSP PCL 15L8 15L9 MARRIOTT CLUBSPORT)

APPLICANT: MARRIOTT INTERNATIONAL INC	1 MARRIOTT DRIVE DEPT 514.01	WASHINGTON DC 20058	760-633-4605
DEVELOPER: MARRIOTT INTERNATIONAL/LEN HOWELL	1 MARRIOTT DRIVE DEPT 514.01	WASHINGTON DC 20058	760-633-4605

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

