

Monthly Development Activity Update - May 2008

Planning & Redevelopment Department





- ✓ 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

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Use Type Definitions:

APT = Apartment	HOT = Hotel	OFF-M = Office (Mixed Use)
AUT = Auto Related Retail	HSP = Hospital	PFA = Public Facility
CFA = Care Facility	IBP = Industrial/Business Park	PRC = Parks and Recreation
CHU = Church	IND = Industrial	RES = Restaurant
CMT = Cemetary	IND-L = Light Industrial	RET = Retail
CND = Condominium	LDR-A = Low Density Residential (Attached)	RET-M = Retail (Mixed Use)
COL = College	LDR-D = Low Density Residential (Detached)	SCH = School (Private)
COM = Commercial	LDR-M = Low Density Residential (Mixed Use)	SER = Service
CRC = Commercial Recreation	MAN = Manufacturing	SFD = Single Family Dwelling
DAY = Daycare	MDR-A = Medium Density Residential (Attached)	STR = Storage Facility
DUP = Duplex	MDR-D = Medium Density Residential (Detached)	TRI = Triplex
FIN = Financial Building	MDR-M = Medium Density Residential (Mixed Use)	UTL = Utility
FST = Fire Station	MED = Medical Office	WHS = Warehouse
GSV = Gas/Service Station	MFD = Multi Family Dwelling	WHS-O = Warehouse/Office Mix
HDR-A = High Density Residential (Attached)	MHP = Mobile Home Park	
HDR-D = High Density Residential (Detached)	NTC = Night Club	
HDR-M = High Density Residential (Mixed Use)	OFF = Office	

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

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 (5/1/2008 - 5/31/2008)

SFD PERMITS ISSUED

	Permits
HIGHLAND RESERVE NORTH (4 TOTAL PERMITS)	
HIGHLAND RESERVE NORTH PARCEL 30 (SUBD 03-03)	4
NORTH INDUSTRIAL (11 TOTAL PERMITS)	
WOODLAKE VILLAGE (SUBD 04-07)	11
NORTH ROSEVILLE (16 TOTAL PERMITS)	
DIAMOND CREEK UNIT 7 (SUBD 05-09)	16
NORTHWEST ROSEVILLE (4 TOTAL PERMITS)	
ROSEPARK (SUBD 03-16)	4
WEST ROSEVILLE (61 TOTAL PERMITS)	
FIDDYMENT RANCH VILLAGE 1A PHASE 2 (SUBD 04-08)	2
FIDDYMENT RANCH VILLAGE 1B PHASE 1 (SUBD 04-08)	9
FIDDYMENT RANCH VILLAGE 1B PHASE 2 (SUBD 04-08)	3
FIDDYMENT RANCH VILLAGE 5 (SUBD 04-12)	5
WESTPARK VILLAGE 1 PHASE 3 (SUBD 04-01)	10
WESTPARK VILLAGE 11 (SUBD 05-05)	3
WESTPARK VILLAGE 12 (SUBD 05-06)	10
WESTPARK VILLAGE 3A (SUBD 04-03)	3
WESTPARK VILLAGE 4A (SUBD 04-04)	4
WESTPARK VILLAGE 6 (SUBD 04-16)	8
WESTPARK VILLAGE 7 (SUBD 04-06)	4
TOTAL SFD PERMITS ISSUED	96

SFD PERMITS FINALED

	Permits
DEL WEBB (1 TOTAL PERMITS)	
STONERIDGE WEST VILLAGE 4 PHASE 2 3 & (SUBD 98-20)	1
HIGHLAND RESERVE NORTH (1 TOTAL PERMITS)	
HIGHLAND RESERVE NORTH PARCEL 30 (SUBD 03-03)	1
INFILL (2 TOTAL PERMITS)	
DIAMOND OAKS 6A (NO FILE #)	1
ROSEVILLE HEIGHTS (NO FILE #)	1
NORTH CENTRAL ROSEVILLE (4 TOTAL PERMITS)	
VILLEMONT CONDOMINIUMS (SUBD 03-07)	4
NORTH INDUSTRIAL (4 TOTAL PERMITS)	
LONGMEADOW VILLAGE 1 (SUBD 03-06)	4
NORTH ROSEVILLE (16 TOTAL PERMITS)	
CROCKER RANCH NORTH LOT 3A (SUBD 01-03)	1
CROCKER RANCH NORTH LOT 5 (SUBD 01-03)	2
CROCKER RANCH NORTH LOT 8 (SUBD 01-03)	2
DIAMOND CREEK UNIT 7 (SUBD 05-09)	9
PASEO DEL NORTE (SUB-000018)	2



Building Permit Activity Summary (5/1/2008 - 5/31/2008)

NORTHWEST ROSEVILLE (1 TOTAL PERMITS)

ROSE PARK (SUBD 03-16)	1
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STONERIDGE (3 TOTAL PERMITS)

STONERIDGE EAST VILLAGE 9 (SUBD 02-12)	2
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STONERIDGE WEST VILLAGE 4 PHASE 2 3 & (SUBD 98-20)	1
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WEST ROSEVILLE (45 TOTAL PERMITS)

FIDDYMENT RANCH VILLAGE 1A PHASE 2 (SUBD 04-08)	3
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FIDDYMENT RANCH VILLAGE 1B PHASE 1 (SUBD 04-08)	3
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WESTPARK VILLAGE 1 PHASE 1 (SUBD 04-01)	3
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WESTPARK VILLAGE 1 PHASE 3 (SUBD 04-01)	4
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WESTPARK VILLAGE 21 (SUBD 05-07)	19
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WESTPARK VILLAGE 3A (SUBD 04-03)	4
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WESTPARK VILLAGE 6 (SUBD 04-16)	5
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WESTPARK VILLAGE 7 (SUBD 04-06)	1
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WESTPARK VILLAGE 8 (SUBD 05-03)	1
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WESTPARK VILLAGE CENTER 22 (SUB-000021)	2
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TOTAL SFD PERMITS FINALED	77
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MFD PERMITS FINALED

	Permits	Units
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STONERIDGE (1 TOTAL PERMITS)

PHOENICIAN CONDOMINIUMS (SUBD 03-01)	1	12
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TOTAL MFD PERMITS FINALED	1	12
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Development Activity by Date (5/1/2008 - 5/31/2008)

RESIDENTIAL ACTIVITY

Activity Name	Project #	Address	Plan Area	Use Type	Units	Acres
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APPROVED

STONERIDGE VILLAGE 10 - SRSP PCL 49	SUB-000114	7200 SIERRA COLLEGE BL	SR	LDR-D	95	25.91
Total Units/Acres					95	25.91

NON-RESIDENTIAL ACTIVITY

Activity Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
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APPROVED

SECRET RAVINE ASSISTED LIVING - PCL13	DRP-000239	1101 SECRET RAVINE PW	SR	CFA	74,594	0.00
SECRET RAVINE SKILLED NURSING - PCL13	DRP-000239	1101 SECRET RAVINE PW	SR	CFA	48,702	4.05
Total Bldg Sq Ft/Acres					123,296	4.05

UNDER CONSTRUCTION

ROSEVILLE CROSSING PH2 (TOWNE PLACE SUITES)	DRP-000157	10569 FAIRWAY DR	HR	HOT	63,008	2.32
Total Bldg Sq Ft/Acres					63,008	2.32

COMPLETED

SONIC AT PLEASANT GROVE	DRP-000061	913 PLEASANT GROVE BL	NC	RES	1,718	1.19
SUTTER MEDICAL OFFICE BLDG 5	DRP-000134	5 MEDICAL PZ	NE	MED	61,759	0.00
ROSEVILLE CROSSING - BLDG #2	DRP-000157	10545 FAIRWAY DR	HR	RES	4,500	1.23
GALLERIA EXPANSION - CHEESECAKE FACTORY	MPP-000014	1151 GALLERIA BL	NC	RES	10,274	0.00
Total Bldg Sq Ft/Acres					78,251	2.42

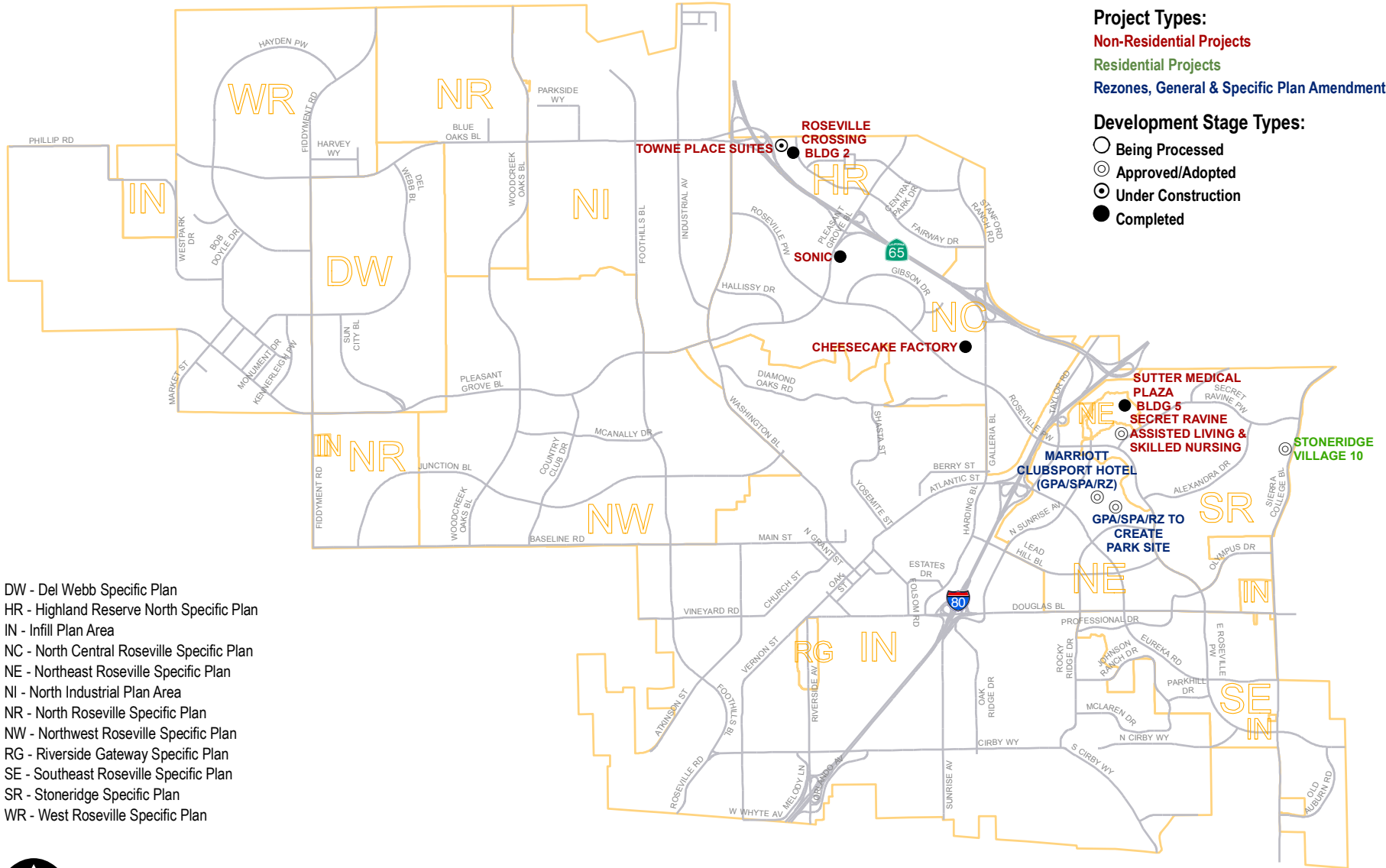


Allocation Activity Summary (5/1/2008 - 5/31/2008)

ADOPTED

Project File No.	Adopt Date	Resolution / Ordinance No.	Description
2007PL-201 (NERSP PCL 15L8 15L9 MARRIOTT CLUBSPORT)			NE 1460 STONE POINT DR
GPA-000044	05/21/2008	08-279	FROM HDR TO CC FOR SIX STORY 174 ROOM HOTEL W/40,000 SF POOL AREA & 3200 SF RESTAURANT, 2-STORY 65,000 SF FITNESS CLUB AND AN OFFICE BUILDING ON LOTS 8 & 9.
SPA-000032	05/21/2008	08-280	TO CHANGE ZONING AND LAND USE ON LOT 8 FROM R-3/HDR TO PD 178/CC FOR AN OFFICE USE AND TO CHANGE ZONING AND LAND USE ON LOT 9 FROM R-3/HDR TO CC/CC FOR SIX STORY 174 ROOM HOTEL W/40,000 SF POOL AREA & 3200 SF RESTAURANT, 2-STORY 65,000 SF FITNESS CLUB.
2008PL-040 (NERSP PCL 15 LOT 15 GPA)			NE 1471 STONE POINT DR
GPA-000048	05/21/2008	08-275	STONE POINT - GPA, SPA, RZ TO CHANGE ZONING FROM PD178 TO PR AND LAND USE FROM BP TO PR FOR 2 ACRE PARK SITE
SPA-000034	05/21/2008	08-276	STONE POINT - GPA, SPA, RZ TO CHANGE ZONING FROM PD178 TO PR AND LAND USE FROM BP TO PR FOR 2 ACRE PARK SITE





Legend

Project Types:

Non-Residential Projects

Residential Projects

Rezones, General & Specific Plan Amendments

Development Stage Types:

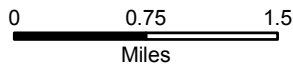
○ Being Processed

⊙ Approved/Adopted

⦿ Under Construction

● Completed

- 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 (5/1/2008 - 5/31/2008)

RESIDENTIAL

Project Contact	Name	Address	City, State, Zip	Phone #
SUB-000114 (SRSP PCL 49 STONERIDGE VILLAGE 10)				
APPLICANT:	PSOMAS	1075 CREEKSIDE RIDGE DR, #250	ROSEVILLE, CA 95678	916 780-8122
DEVELOPER:	ELLIOTT HOMES	80 IRON POINT RD #110	FOLSOM, CA 95630	916-984-1300

NON-RESIDENTIAL

Project Contact	Name	Address	City, State, Zip	Phone #
DRP-000061 (NCRSP SONIC AT PLEASANT GROVE RETAIL)				
APPLICANT:	BURREL CONSULTING GROUP, INC	1001 ENTERPRISE WY #100	ROSEVILLE, CA 95678	916-783-8898
DEVELOPER:	CAPITOL CITY RESTAURANT, INC	1687 EUREKA RD, #200	ROSEVILLE, CA 95661	916-786-8080
DRP-000134 (NERSP PCL MC MOB 5)				
APPLICANT:	HAMMEL, GREEN, ABRAHAMSON INC	1410 ROCKY RIDGE DR	ROSEVILLE, CA 95661	916-787-5123
DEVELOPER:	GRANITE BAY VENTURES	2998 DOUGLAS BL #300	ROSEVILLE CA 95661	916-780-3806
DRP-000157 (HRNSP PCL 42A ROSEVILLE CROSSING PH2)				
APPLICANT:	RAUSCHENBACH MARVELLI BECKER ASSOC	2277 WATT AV, 2ND FL	SACRAMENTO, CA 95825	916-488-8500
DEVELOPER:	SYWEST DEVELOPMENT	150 PELICAN WY	SAN RAFAEL, CA 94901	415-448-8397
DRP-000239 (SRSP PCL 13 SECRET RAVINE SKILLED NURS)				
APPLICANT:	DEUS DIGNITAS	23795 W.R. HOLMAN HWY	MONTEREY, CA 93940	831-624-1875
DEVELOPER:	KIM BOWERSOX	23795 W.R. HOLMAN WY	MONTEREY, CA 93940	831-624-1875
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

