Monthly Development Activity Update - April 2008 Planning & Redevelopment Department





Monthly Development Activity Update

April 2008



- ✓ 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 311 Vernon Street

Roseville, CA 95678

Ph: 916-774-5276 Fax: 916-774-5129

Email: planningdept@roseville.ca.us

www.roseville.ca.us/planning

Use Type Definitions:

APT = Apartment
AUT = Auto Related Retail
CFA = Care Facility
CHU = Church
CMT = Cemetary
CND = Condominium
COL = College
COM = Commercial

COM = Commercial CRC = Commercial Recreation DAY = Daycare DUP = Duplex FIN = Financial Building

FST = Fire Station
GSV = Gas/Service Station
HDR-A = High Density Residential (Attached)
HDR-D = High Density Residential (Detached)
HDR-M = High Density Residential (Mixed Use)

HOT = Hotel
HSP = Hospital
IBP = Industrial/Business Park
IND = Industrial
IND-L = Light Industrial
LDR-A = Low Density Residential (Attached)
LDR-D = Low Density Residential (Detached)

MAN = Manufacturing
MDR-A = Medium Density Residential (Attached)
MDR-D = Medium Density Residential (Detached)
MDR-M = Medium Density Residential (Mixed Use)

LDR-M = Low Density Residential (Mixed Use)

MED = Medical Office MFD = Multi Family Dwelling MHP = Mobile Home Park NTC = Night Club OFF = Office OFF-M = Office (Mixed Use)
PFA = Public Facility
PRC = Parks and Recreation
RES = Restaurant
RET = Retail
RFT-M = Retail (Mixed Use)

REI-IM = Retail (NIXEG USE)
SCH = School (Private)
SER = Service
SFD = Single Family Dwelling
STR = Storage Facility
TRI = Triplex

UTL = Utility
WHS = Warehouse
WHS-O = Warehouse/Office Mix

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

NK = North Roseville Specific Plan NW = Northwest Roseville Specific Plan RG = Riverside Gateway Specific Plan SE = Southeast Roseville Specific Plan SR = Stoneridae 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 (4/1/2008 - 4/30/2008)

Permits

SFD PERMITS ISSUED

	Permits	
INFILL (1 TOTAL PERMITS)		
VITALE TRACT (NO FILE #) NORTH INDUSTRIAL (3 TOTAL PERMITS)	1	
WOODLAKE VILLAGE (SUBD 04-07) NORTH ROSEVILLE (3 TOTAL PERMITS)	3	
ESKATON VILLAGE PHASE 1 (SUBD 04-21) NORTHWEST ROSEVILLE (3 TOTAL PERMITS)	3	
ROSEPARK (SUBD 03-16) WEST ROSEVILLE (25 TOTAL PERMITS)	3	
FIDDYMENT RANCH VILLAGE 1A PHASE 2 (SUBD 04-08)	3	
FIDDYMENT RANCH VILLAGE 1B PHASE 1 (SUBD 04-08)	12	
WESTPARK VILLAGE 3A (SUBD 04-03)	6	
WESTPARK VILLAGE 4A (SUBD 04-04)	4	
TOTAL SFD PERMITS ISSUED	35	

SFD PERMITS FINALED

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INFILL (2 TOTAL PERMITS)	
ROSEVILLE HEIGHTS (NO FILE #)	1
THEILES 1 (NO FILE #)	1
NORTH INDUSTRIAL (19 TOTAL PERMITS)	
LONGMEADOW VILLAGE 1 (SUBD 03-06)	3
LONGMEADOW VILLAGE 2 PHASE 3 (SUBD 03-06)	10
WOODLAKE VILLAGE (SUBD 04-07)	6
NORTH ROSEVILLE (8 TOTAL PERMITS)	
DIAMOND CREEK UNIT 7 (SUBD 05-09)	5
ESKATON VILLAGE PHASE 1 (SUBD 04-21)	2
PASEO DEL NORTE (SUB-000018)	1
NORTHWEST ROSEVILLE (3 TOTAL PERMITS)	
ROSEPARK (SUBD 03-16)	3
WEST ROSEVILLE (53 TOTAL PERMITS)	
FIDDYMENT RANCH VILLAGE 17 (SUBD 04-23)	1
FIDDYMENT RANCH VILLAGE 1A PHASE 2 (SUBD 04-08)	1
FIDDYMENT RANCH VILLAGE 1B PHASE 1 (SUBD 04-08)	1
WESTPARK VILLAGE 1 PHASE 1 (SUBD 04-01)	1
WESTPARK VILLAGE 10 PHASE 2 (SUBD 05-04)	5
WESTPARK VILLAGE 11 (SUBD 05-05)	5
WESTPARK VILLAGE 24 (SUBD 05-07)	12
WESTPARK VILLAGE 3A (SUBD 04-03) WESTPARK VILLAGE 4B (SUBD 04-04)	6
WESTPARK VILLAGE 4B (SUBD 04-04) WESTPARK VILLAGE 5 (SUBD 04-05)	3 7
WESTPARK VILLAGE 6 (SUBD 04-06)	3
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Building Permit Activity Summary (4/1/2008 - 4/30/2008)

WESTPARK VILLAGE 8 (SUBD 05-03)	3	
WESTPARK VILLAGE CENTER 22 (SUB-000021)	5	
TOTAL SED PERMITS FINALED	85	



Development Activity by Date (4/1/2008 - 4/30/2008)

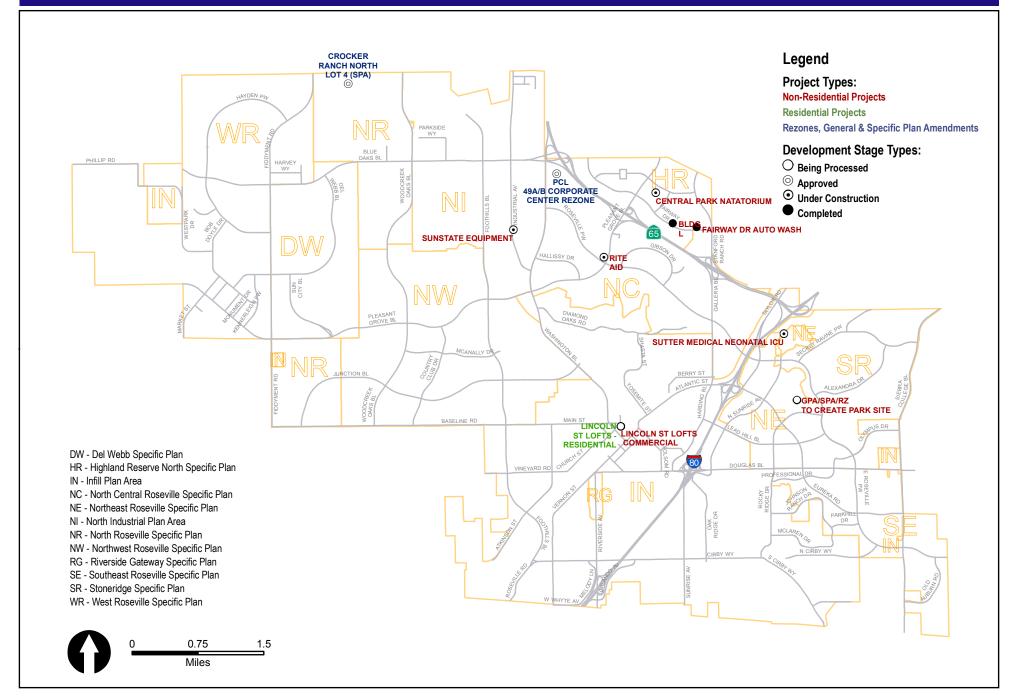
			F	RESIDENTIA	AL ACT	IVITY
Activity Name	Project #	Address	Plan Area	Use Type	Units	Acres
BEING PROCESSED						
LINCOLN STREET LOFTS - RESIDENTIAL	DRP-000258	331 LINCOLN ST	IN	MDR-A	4	0.00
			Tota	al Units/Acres	4	0.00
					AL ACT	
				RESIDENTI		IVIIY
Activity Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
BEING PROCESSED						
LINCOLN STREET LOFTS - COMMERCIAL	DRP-000258	331 LINCOLN ST	IN	COM	7,027	0.06
			Total Bld	g Sq Ft/Acres	7,027	0.06
UNDER CONSTRUCTION						
NCRSP PCL 41 - RITE AID	DRP 04-67	990 PLEASANT GROVE BL	NC	RET	17,272	3.47
					•	
SUTTER MEDICAL - NEONATAL ICU	DRP-000116	1 MEDICAL PZ	NE	MED	14,155	0.00
CENTRAL PARK NATATORIUM	DRP-000160	10210 FAIRWAY DR	HR	PRC	24,548	20.35
NIPA PCL 56, SUNSTATE EQUIPMENT CO	DRP-000189	8200 INDUSTRIAL AV	NI	IBP	7,830	0.00
			Total Bld	g Sq Ft/Acres	63,805	23.82
COMPLETED						
COMPLETED FAIRWAY OR FEW CHORDING CENTER	DDD 00 54	400F0 FAIDWAY DD	LID	DET	7.074	0.77
FAIRWAY CREEK SHOPPING CENTER - Bldg L	DRP 02-51	10050 FAIRWAY DR	HR	RET	7,271	0.77
FAIRWAY DRIVE AUTO WASH - BLDG 3	DRP-000105	9110 FAIRWAY DR	HR	AUT	5,836	1.00
FAIRWAY DRIVE EXPRESS LUBE - BLDG 1	DRP-000105	9150 FAIRWAY DRIVE	HR	AUT	3,957	1.00
			Total Bld	g Sq Ft/Acres	17,064	2.77



			Allocation Activity Summary (4/1/2008 - 4/30/2008)
			BEING PROCESSED
Project File No.	Submitted Date		Description
2008PL-040 (NER	SP PCL 15 LOT 15 GPA)	NE	1471 STONE POINT DR
GPA-000048	04/02/2008		STONE POINT - GPA, SPA, RZ TO CHANGE ZONING FROM PD178 TO PR AND LAND USE FROM BP TO PR FOR 2 ACRE PARK SITE
RZ-000046	04/02/2008		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	04/02/2008		STONE POINT - GPA, SPA, RZ TO CHANGE ZONING FROM PD178 TO PR AND LAND USE FROM BP TO PR FOR 2 ACRE PARK SITE
			ADOPTED
Project File No.	Adopt Date	Resolution / Ordinance No.	Description
2007PL-067 (NRSI	P CROCKER RANCH NORTH L-4 DR-3)	NR	10090 CROCKER RANCH RD
RZ-000041	04/02/2008	4644	TO CHANGE THE R1/DS (SINGLE-FAMILY RESIDENTIAL) ZONING TO RS/DS (SMALL LOT RESIDENTIAL) WITH MODIFIED SUPPLEMENTAL DESIGN STANDARDS.
2007PL-202 (NCR	SP PCL 49 A REZONE)	NC	9000 WASHINGTON BL
RZ-000045	04/02/2008	4643	TO AMEND TEXT OF ORIGINAL PD ZONING TO CONFIRM MAXIMUM PERMITTED OFFICE AND RETAIL GROSS BUILDING SQUARE FOOTAGE AND TO PROHIBIT BUILDING MATERIAL STORES WITHIN THE PD ZONE.







Applicants and Developers for Projects with Activity (4/1/2008 - 4/30/2008)

				RESIDENTI
Project Contact	Name	Address	City, State, Zip	Phone #
RP-000258 (LINCOI	N STREET LOFTS)			
APPLICANT:	SANDOVAL LLC	312 LINCOLN ST	ROSEVILLE, CA 95678	916-797-1421
DEVELOPER:	MARIA SANDOVAL	312 LINCOLN ST LOFTS	ROSEVILLE, CA 95678	916-797-1421
				NON-RESIDENTI
Project Contact	Name	Address	City, State, Zip	Phone #
RP 02-51 (HRNSP F	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
RP 04-67 (NCRSP F	PCL 41)			
APPLICANT:	RHL DESIGN GROUP INC	3001 DOUBLAS BL SUITE 210	ROSEVILLE, CA 95661	916 771 2555
DEVELOPER:	PHILIP J HARVEY	5046 SUNRISE BL SUITE 1	FAIR OAKS, CA 95628	916-966-4600
RP-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
RP-000116 (NERSP	PCL MC SUTTER MED CNTR NEONATAL)			
APPLICANT:	HAMMEL, GREEN AND ABRAHAMSON, INC	1410 ROCKY RIDGE DR #250	ROSEVILLE, CA 95661	916-787-5100
DEVELOPER:	SUTTER ROSEVILE MEDICAL CENTER	1 MEDICAL PLZ	ROSEVILLE, CA 95661	916-787-5100
RP-000160 (HRNSP	PCL 52, CENTRAL PARK NATATORIUM)			
APPLICANT:	CITY OF ROSEVILLE PARKS AND REC	316 VERNON ST	ROSEVILLE, CA 95678	916-774-5248
DEVELOPER:	CITY OF ROSEVILLE PR & L	401 OAK ST	ROSEVILLE, CA 95678	916-774-5242
RP-000189 (NIPA P	CL 56, SUNSTATE EQUIPMENT CO)			
APPLICANT:	BORGES ARCHITECTURAL GROUP	1508 EUREKA RD #150	ROSEVILLE, CA 95661	916-782-7200
	BRETT BAUMGARTEN, COASTAL PARTNERS, LLC	2237 DOUGLAS BL #130	ROSEVILLE, CA 95661	916-773-0550
RP-000258 (LINCOI	N STREET LOFTS)			
APPLICANT:	SANDOVAL LLC	312 LINCOLN ST	ROSEVILLE, CA 95678	916-797-1421
DEVELOPER:	MARIA SANDOVAL	312 LINCOLN ST LOFTS	ROSEVILLE, CA 95678	916-797-1421

