Monthly Development Activity Update - December 2007 Planning & Redevelopment Department





Monthly Development Activity Update

December 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 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

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

MDR-M = Medium 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 RET-M = Retail (Mixed 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 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 (12/1/2007 - 12/31/2007)

SFD PERMITS ISSUED

	Permits	
HIGHLAND RESERVE NORTH (1 TOTAL PERMITS)		
HIGHLAND RESERVE NORTH PARCEL 30	1	
INFILL (1 TOTAL PERMITS)		
ROSEVILLE HEIGHTS	1	
NORTH CENTRAL ROSEVILLE (10 TOTAL PERMITS)		
VILLEMONT CONDOMINIUMS	10	
NORTH ROSEVILLE (16 TOTAL PERMITS)		
CROCKER RANCH NORTH LOT 3A	6	
ESKATON VILLAGE PHASE 1	2	
PASEO DEL NORTE	8	
WEST ROSEVILLE (52 TOTAL PERMITS)		
FIDDYMENT RANCH VILLAGE 1B PHASE 1	1	
WESTPARK VILLAGE 1 PHASE 1	10	
WESTPARK VILLAGE 1 PHASE 3	6	
WESTPARK VILLAGE 12	3	
WESTPARK VILLAGE 21	32	
TOTAL SFD PERMITS ISSUED	80	

SFD PERMITS FINALED

	SFD PERIVITS	FINALEL
	Permits	
INFILL (9 TOTAL PERMITS)		
CHURCH STREET STATION	8	
ENWOOD	1	
NORTH CENTRAL ROSEVILLE (5 TOTAL PERMITS)		
VILLEMONT CONDOMINIUMS	5	
NORTH INDUSTRIAL (14 TOTAL PERMITS)		
LONGMEADOW VILLAGE 1	3	
LONGMEADOW VILLAGE 2 PHASE 3	3	
WOODLAKE VILLAGE	8	
NORTH ROSEVILLE (22 TOTAL PERMITS)		
CROCKER RANCH NORTH LOT 3A	3	
CROCKER RANCH NORTH LOT 5	1	
CROCKER RANCH NORTH LOT 8	1	
DIAMOND CREEK UNIT 7	5	
ESKATON VILLAGE PHASE 1	10	
PASEO DEL NORTE	2	
STONERIDGE (3 TOTAL PERMITS)		
STONERIDGE EAST VILLAGE 2	3	
WEST ROSEVILLE (53 TOTAL PERMITS)		
FIDDYMENT RANCH VILLAGE 17	3	
FIDDYMENT RANCH VILLAGE 1B PHASE 1	4	
FIDDYMENT RANCH VILLAGE 3	3	



Building Permit Activity Summary (12/1/2007 - 12/31/2007)

FIDDYMENT RANCH VILLAGI	≣ 5	3	
WESTPARK VILLAGE 1 PHAS	SE 1	3	
WESTPARK VILLAGE 1 PHAS	SE 3	3	
WESTPARK VILLAGE 21		10	
WESTPARK VILLAGE 3A		9	
WESTPARK VILLAGE 3B		1	
WESTPARK VILLAGE 4A		3	
WESTPARK VILLAGE 5		1	
WESTPARK VILLAGE 6		2	
WESTPARK VILLAGE 7		2	
WESTPARK VILLAGE 8		1	
WESTPARK VILLAGE CENTE	R 22	5	
	TOTAL SFD PERMITS FINALED	106	



Development Activity by Date (12/1/2007 - 12/31/2007)

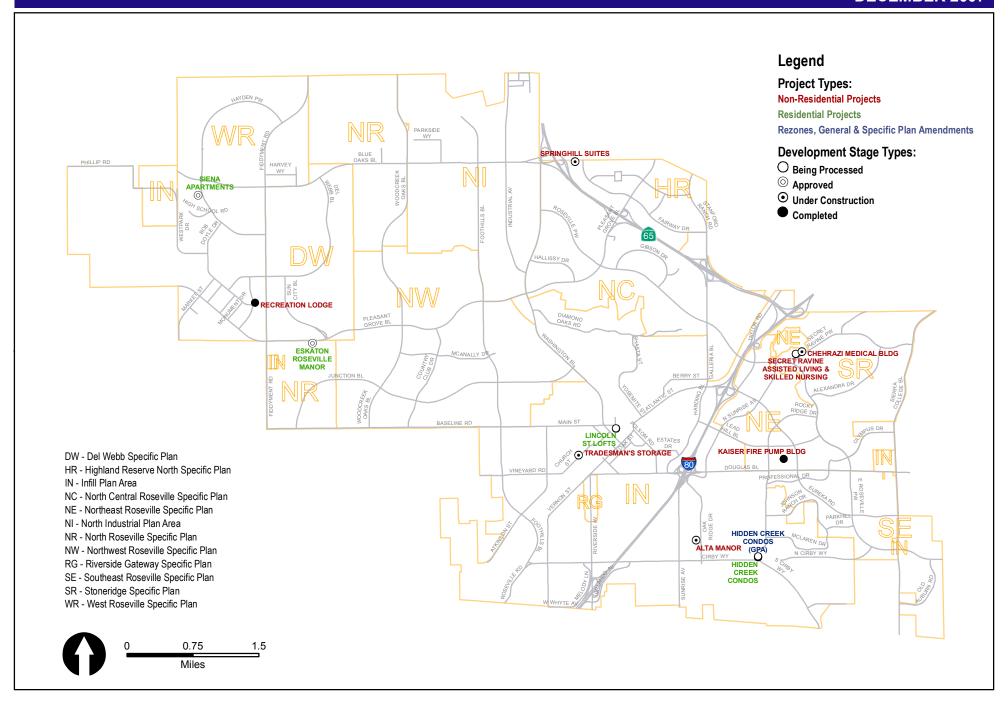
			RESIDENTIAL ACTIVITY			
Activity Name	Project #	Address	Plan Area	Use Type	Units	Acres
BEING PROCESSED						
LINCOLN STREET LOFTS - IN 255	DRP-000238	331 LINCOLN ST	IN	MDR-A	4	0.06
HIDDEN CREEK CONDOMINIUM PROJECT	DRP-000240	1995 ROCKY RIDGE DR	IN	HDR-A	18	1.20
			То	tal Units/Acres	22	1.26
APPROVED	DDD 000040	ocal HAVDEN DW	IMP.	1100 4	450	0.00
SIENA APARTMENTS - PCL F20	DRP-000218	2501 HAYDEN PW	WR	HDR-A	156	6.90
				tal Units/Acres	156	6.90
				RESIDENTI		IVITY
Activity Name	Project #	Address	Plan Area	Use Type	Sq Ft	Acres
BEING PROCESSED						
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 BI	dg Sq Ft/Acres	123,296	4.05
APPROVED						
ESKATON ROSEVILLE MANOR - ELDERLY HOUSING	DRP-000213	1721 PLEASANT GROVE BL	NR	CFA	41,530	2.49
			Total BI	Total Bldg Sq Ft/Acres		2.49
UNDER CONSTRUCTION						
TRADESMAN'S STORAGE - BLDG 1	DRP 04-58	800 CHURCH ST	IN	WHS-O	2,592	0.15
TRADESMAN'S STORAGE - BLDG 2	DRP 04-58	804 CHURCH ST	IN	WHS-O	2,592	0.14
TRADESMAN'S STORAGE - BLDG 3	DRP 04-58	808 CHURCH ST	IN	WHS-O	2,592	0.14
TRADESMAN'S STORAGE - BLDG 4	DRP 04-58	812 CHURCH ST	IN	WHS-O	2,592	0.14
SRSP PCL 13, L-3, CHEHRAZI MED BLDG	DRP-000048	1301 SECRET RAVINE PW	SR	MED	11,210	1.06
ALTA MANOR - MEMORY CARE	DRP-000071	926 OAK RIDGE DR	IN	CFA	8,218	0.00
ROSEVILLE CROSSING PH2 - BLDG #10 (SPRINGHILL SUIT	DRP-000157	10593 FAIRWAY DR	HR	НОТ	76,854	2.62
			Total BI	dg Sq Ft/Acres	106,650	4.25
COMPLETED WRSP, PCL W1, RECREATION LODGE	DRP-000067	3240 KENNERLEIGH PW	WR	PRC	10,327	1.38
KAISER EXPANSION - FIRE PUMP BLDG (PH1)	MPP 02-02	1600 EUREKA RD	NE Total Di	MED	360	0.00
			i otal Bl	dg Sq Ft/Acres	10,687	1.38



			Allocation Activity Summary (12/1/2007 - 12/31/2007)
			BEING PROCESSED
Project File No.	Submitted Date		Description
2007PL-216 (HIDDEN CREEK CONDOMINIUM PROJECT) IN		IN	1995 ROCKY RIDGE DR
GPA-000045	12/26/2007		TO CONSTRUCT 18 UNIT CONDOMINIUM COMPLEX AND CHANGE DENSITY FROM MDR10 TO HDR15







Applicants and Developers for Projects with Activity (12/1/2007 - 12/31/2007)

				RESIDENT
Project Contact	Name	Address	City, State, Zip	Phone #
PRP-000218 (WRSP P	ARCEL F-20 SIENA APARTMENTS)			
APPLICANT:	ROBERT LAWLER	1801 I ST, #202	SACRAMENTO, CA 95814	916-444-9897
DEVELOPER:	ROBERT LAWLER	1801 I ST, #202	SACRAMENTO, CA 95814	916-444-9897
ORP-000238 (LINCOL	N STREET LOFTS)			
APPLICANT:	MOJICA ARCHITECTURE STUDIO	514 OAK STREET	ROSEVILLE, CA 95678	916 783-6277
DEVELOPER:	SANDOVAL LLC	312 LINCOLN ST	ROSEVILLE, CA 95678	916-797-1421
RP-000240 (HIDDEN	CREEK CONDOMINIUM PROJECT)			
APPLICANT:	D & S DEVELOPMENT INC	929 SUTTER ST	FOLSOM, CA 95630	916-997-5033
DEVELOPER:	D & S DEVELOPMENT	929 SUTTER ST	FOLSOM, CA 95630	916-997-5033
				NON-RESIDENT
Project Contact	Name	Address	City, State, Zip	Phone #
ORP 04-58 (TRADESM	IAN'S STORAGE)		,	
APPLICANT:	RON GRINDROD	885 CALERA TERRACE	PACIFICA, CA 94044	916-743-7874
DEVELOPER:	RON GRINDROD	885 CALERA TERRACE	PACIFICA, CA 94044	916-743-7874
RP-000048 (SRSP P	CL 13, L-3, CHEHRAZI MED BLDG)			
APPLICANT:	HAMMEL, GREEN AND ABRAHAMSON, INC	1410 ROCKY RIDGE DR, STE 250	ROSEVILLE, CA 95661	916-787-5100
DEVELOPER:	SPINE & NEUROSURGER ASSOCIATES	TWO MEDICAL PLAZA, SUITE 255	ROSEVILLE, CA 95661	916-773-8700
PRP-000067 (WRSP, F	PCL W1, RECREATION LODGE)			
APPLICANT:	PL ROSEVILLE, LLC	985 SUN CITY LN	LINCOLN, CA 95648	916-434-3445
DEVELOPER:	PL ROSEVILLE, LLC	985 SUN CITY LN	LINCOLN, CA 95648	916-434-3445
PRP-000071 (ALTA M.	ANOR)			
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
RP-000157 (HRNSP	PCL 42A ROSEVILLE CROSSING PH2)			
APPLICANT:	RAUSCHENBACH MARVELLI BECKER ASSOC	2277 WATT AV, 2ND FL	SACRAMENTO, CA 95825	916-488-8500
_	SYWEST DEVELOPMENT	150 PELICAN WY	SAN RAFAEL, CA 94901	415-448-8397
ORP-000213 (NRSP P	CL WW-17 ESKATON RSVL MANOR)			
APPLICANT:	PETER GIVAS ARCHITECT, INC	2016 P ST #200	SACRAMENTO, CA 95811	916-498-7900
DEVELOPER:	ESKATON ROSEVILLE MANOR	5105 MANZANITA AV	CARMICHAEL, CA 95608	916-334-0810



Applicants and Developers for Projects with Activity (12/1/2007 - 12/31/2007)

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 02-02 (NERSP PCL 12, KAISER EXPANSION STAGE 1)

APPLICANT: KAISER FOUNDATION 1600 EUREKA RD ROSEVILLE, CA 95661 916-784-5824

DEVELOPER: KAISER FOUNDATION 1600 EUREKA RD ROSEVILLE, CA 95661 916-784-5824

