



Monthly Development Activity Update

March 2005



Planning & Redevelopment

Published on the Internet April 2005

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Monthly Development Activity Update

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- Building and Occupancy Permits
- Residential and Non-Residential Projects
- Rezone, General and Specific Plan Amendments
- Project Location Map

The following is a summary of development activity in the City of Roseville for the month of March 2005. Included is a brief description of new development projects that have been submitted, approved, started or completed construction in the City during the month of March.

If you have any questions, comments, or suggestions about development activity in Roseville (or this report), please contact the City of Roseville Planning & Redevelopment Department at (916) 774-5276 or email us at planningdept@roseville.ca.us

Planning & Redevelopment

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**RESIDENTIAL BUILDING AND OCCUPANCY PERMIT ACTIVITY
PER SUBDIVISION AND PLANNING AREA
Issued March 2005**

		BUILDING PERMITS	OCCUPANCY PERMITS
		BP	OP
SUBDIVISION NAME	UNIT TYPE	Mar. 05	Mar. 05
DEL WEBB PLAN AREA - Residential Permits issued during month of March 2005			
TOTAL RESIDENTIAL PERMITS ISSUED TO DEL WEBB	Single Family:	0	Single Family: 0
INFILL AREA - Residential Permits issued during month of March 2005			
SINGLE FAMILY			
SINGLE FAMILY NOT WITHIN SUBDIVISION LISTED IN QREPOR	SF	1	2
VINTAGE OAKS	SF	0	4
TOTAL RESIDENTIAL PERMITS ISSUED TO INFILL	Single Family:	1	Single Family: 6
HIGHLAND RESERVE NORTH PLAN AREA - Residential Permits issued during month of March 2005			
SINGLE FAMILY			
HRN VILLAGE 1	SF	0	5
MULTI FAMILY			
HRN PARCEL 20 - HIGHLAND PARK CLUSTER/CONDOS	MF	10	0
HRN PARCEL 30 - MFD CONDOS	SF	24	12
TOTAL RESIDENTIAL PERMITS ISSUED TO HIGHLAND RESERVE NC	Single Family:	0	Single Family: 5
	Multi Family:	34	Multi Family: 12
NORTH CENTRAL ROSEVILLE PLAN AREA - Residential Permits issued during month of March 2005			
SINGLE FAMILY			
PROMONTORY POINTE	SF	4	6
MULTI FAMILY			
HAVERHILL AT HIGHLAND RESERVE APTS - aka Fairfield Apts	MF	0	0
HIGHLAND CREEK APTS	MF	0	0
PINNACLE GALLERIA APTS - aka Pheasant Creek Apts	MF	0	0
THE TERRACES AT HIGHLAND RESERVE	MF	0	0
THE RESERVES AT GALLERIA APTS	MF	0	0
THE VILLAS AT GALLERIA	MF	0	0
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTH CENTRAL	Single Family:	4	Single Family: 6
NORTHEAST ROSEVILLE PLAN AREA - Residential Permits issued during month of March 2005			
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTHEAST	Single Family:	0	Single Family: 0
NORTH INDUSTRIAL PLAN AREA - Residential Permits issued during month of March 2005			
SINGLE FAMILY			
DIAMOND WOODS VILLAGE 3	SF	0	9
DIAMOND WOODS VILLAGE 5	SF	0	3
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTH INDUSTRIAL	Single Family:	0	Single Family: 12
NORTH ROSEVILLE PLAN AREA - Residential Permits issued during month of March 2005			
SINGLE FAMILY			
CROCKER RANCH NORTH 2	SF	20	1
CROCKER RANCH NORTH 6	SF	0	1
CROCKER RANCH NORTH 7	SF	17	7
CROCKER RANCH NORTH 8	SF	15	4
CROCKER RANCH SOUTH 3	SF	0	1
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTH	Single Family:	52	Single Family: 14
NORTHWEST ROSEVILLE PLAN AREA - Residential Permits issued during month of March 2005			
SINGLE FAMILY			
DUNMORE JUNCTION	SF	8	0
MULTI FAMILY			
TOTAL RESIDENTIAL PERMITS ISSUED TO NORTHWEST	Single Family:	8	Single Family: 0
SOUTHEAST ROSEVILLE PLAN AREA - Residential Permits issued during month of March 2005			
TOTAL RESIDENTIAL PERMITS ISSUED TO SOUTHEAST	Single Family:	0	Single Family: 0
STONERIDGE PLAN AREA - Residential Permits issued during month of March 2005			
SINGLE FAMILY			
STONERIDGE EAST VLG 2	SF	0	2
STONERIDGE EAST VLG 3	SF	0	3
STONERIDGE EAST VLG 5 & 6	SF	0	7
STONERIDGE EAST VLG 8	SF	0	18
STONERIDGE WEST VLG 4	SF	2	1
MULTI FAMILY			
PHOENICIAN APARTMENTS	MF	20	0
STONERIDGE APARTMENTS	MF	0	230
TOTAL RESIDENTIAL PERMITS ISSUED TO STONERIDGE	Single Family:	2	Single Family: 31
	Multi Family:	20	Multi Family: 230
WEST ROSEVILLE PLAN AREA - Residential Permits issued during month of March 2005			
TOTAL RESIDENTIAL PERMITS ISSUED TO WEST	Single Family:	0	Single Family: 0
CITY WIDE TOTAL PERMITS ISSUED - During month of March 2005		Mar. 05	Mar. 05
	Single Family:	67	Single Family: 74
	Multi Family:	54	Multi Family: 242

March 2005 - RESIDENTIAL PROJECT ACTIVITY:

NAME	PROJECT FILE #	ADDRESS	PLAN AREA	ACRES	UNIT NUMBER/TYPE	
RESIDENTIAL PROJECT APPLICATIONS RECEIVED:						
DIAMOND PLAZA CONDOMINIUMS	SUBD 05-08	8051 WASHINGTON BL	NI	13.40	202	MF
NRSP DC-7	SUBD 05-09	1501 PARKSIDE WY	NR	8.60	115	SF
WRSP WESTPARK VILLAGE W-21	SUBD 05-07	2150 PLEASANT GROVE BL	WR	16.80	126	SF
Total				38.80	443	

RESIDENTIAL PROJECTS APPROVED:

STONERIDGE EAST VILLAGE 4B PCL 49	SUBD 04-15	3850 MINERS RAVINE DR	SR	25.90	95	SF
Total				25.90	95	

RESIDENTIAL PROJECTS NEW UNDER CONSTRUCTION (Multi Family Projects only):

RESIDENTIAL PROJECTS COMPLETED (Multi Family Projects only):

STONERIDGE APARTMENTS	DRP 02-20	2801 ALEXANDRA DR	SR	12.70	230	MF
Total				12.70	230	

March 2005 - NON-RESIDENTIAL PROJECT ACTIVITY:

NAME	PROJECT FILE #	ADDRESS	PLAN AREA	TYPE	BLDG SQ FT	ACRES
NON-RESIDENTIAL PROJECT APPLICATIONS RECEIVED:						
BLUE OAKS OFFICE AND RETAIL	DRP 05-19	1490 BLUE OAKS BL	NI	OFF	60,000	5.63
BLUE OAKS OFFICE AND RETAIL	DRP 05-19	1490 BLUE OAKS BL	NI	RET	36,280	4.37
DICK LAW EXPANSION PROJECT (ELKS LODGE)	DRPMOD 05-17	3000 BRADY LN	IN	CRC	4,390	0.00
FOOTHILLS PROMENADE PHASE 5 EAST	DRP 05-14	3989 FOOTHILLS BL	IN	RET	10,777	1.68
Total					111,447	11.68

NON-RESIDENTIAL PROJECTS APPROVED:

NORTH SUNRISE PROFESSIONAL CENTER	DRP 04-46	560 , 570 , 580 NORTH SUNRISE AWE		MED	73,107	4.79
RENAISSANCE CREEK SHOPPING CENTER - BLDG C-2	DRPMOD 04-53	8676 SIERRA COLLEGE BL	SE	RET	27,547	0.20
ROSEVILLE OFFICE/WAREHOUSE BUSINESS PARK	DRP 04-62	7201 & 7301 GALILEE RD	NI	IBP	101,015	5.60
Total					201,669	10.59

NON-RESIDENTIAL PROJECTS NEW UNDER CONSTRUCTION (Building Permit issued):

ISLAND RESTAURANT	DRPMOD 04-17	1902 TAYLOR RD	NE	RES	5,889	1.10
NCRSP PCL 21A PLEASANT GROVE RETAIL CENTER - pad 4	DRP 03-80	933 PLEASANT GROVE BL	NC	RET	6,500	1.25
NCRSP PCL 21A PLEASANT GROVE RETAIL CENTER pad 1	DRP 03-80	943 PLEASANT GROVE BL	NC	RET	4,950	1.00
NCRSP PCL 21A PLEASANT GROVE RETAIL CENTER shop 1	DRP 03-80	973 PLEASANT GROVE BL	NC	RET	11,050	2.00
VINTAGE OAKS BUSINESS PARK - A-1 Bldg 12	DRP 01-69	920 RESERVE DR	IN	OFF	26,740	2.64
VINTAGE OAKS BUSINESS PARK - B-1 BLDG 13	DRP 01-69	950 RESERVE DR	IN	OFF	20,940	2.19
Total					76,069	10.18

NON-RESIDENTIAL PROJECTS COMPLETED (Occupancy issued):

CEMO BUSINESS PARK - 1334	DRP 98-58	1334 BLUE OAKS BL	NI	IBP	11,520	1.50
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FAIRWAY COMMONS II	DRP 03-08	10271 FAIRWAY DR	HR	RET	8,481	0.70
FOOTHILL VILLAGE OAKS CENTER	DRP 01-75	5170 FOOTHILLS BL	NW	RET	20,000	3.00
PHILLIPS OFFICE BUILDING	DRP 01-67	915 DOUGLAS BL	IN	OFF	3,900	0.32
Total					43,901	5.52

**SUMMARY OF REZONE, GENERAL AND SPECIFIC PLAN AMENDMENT,
ANNEXATION AND SPECIFIC PLAN PROCESSING ACTIVITY
March 2005**

PROJECT NAME	PROJECT FILE #	PROJECT ADDRESS	PLAN AREA	TOTAL ACRES	PROJECT DESCRIPTION
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A. REZONES, GENERAL and SPECIFIC PLAN AMENDMENTS and ANNEXATIONS BEING PROCESSED

BLUE OAKS OFFICE & RETAIL	RZ 05-02	1490 BLUE OAKS BL	NI	10.00	REZONE 10 ACRES FROM BP (BUSINESS PROFESSIONAL) TO 5.63 ACRES BP AND 4.37 ACRES CC (COMMUNITY COMMERCIAL)
	GPA 05-02		NI	10.00	AMENDMENT TO CHANGE LAND USE FROM BP (BUSINESS PROFESSIONAL) TO CC (COMMUNITY COMMERCIAL)
DIAMOND PLAZA CONDOMINIUMS	RZ 05-03	8051 WASHINGTON BL	NI	13.40	TO CHANGE ZONING FROM GC (GENERAL COMMERCIAL) TO R3 (ATTACHED HOUSING DISTRICT)
	GPA 05-03		NI	13.40	TO CHANGE LAND USE FROM CC (COMMUNITY COMMERCIAL) TO HDR (HIGH DENSITY RESIDENTIAL)

B. ADOPTED REZONES, GENERAL and SPECIFIC PLAN AMENDMENTS

					ORDINANCE NUMBER	RESOLUTION NUMBER
FIDDYMENT 44 REZONE	GPA 03-11	1470 BLUE OAKS BL	NI	44.53	TO AMEND THE GENERAL PLAN LAND USE DESIGNATION, REZONE, AND ESTABLISH A DEVELOPMENT AGREEMENT FOR 142 NEW SINGLE FAMILY HOMES ON 44.53 ACRES	05-112
NERSP PARCEL 15, PCL 6-14 (STONE POINT)	SPA 03-01	1445 EUREKA RD	NE	26.66	TO MODIFY NERSP PCL 15, LOTS 6-9, FROM RESEARCH AND DEVELOPMENT TO COMMUNITY COMMERCIAL TO FACILITATE THE DEVELOPMENT OF LOWE'S HOME IMPROVEMENT STORE (FORMERLY AKA 3M PROPERTY/LOWE'S)	05-129
	GPA 03-02		NE	26.66	TO CHANGE THE LAND USE FROM BUSINESS PROFESSIONAL/LIGHT INDUSTRIAL (BP/LI) TO COMMUNITY COMMERCIAL (CC) FOR DEVELOPMENT OF A LOWE'S HOME IMPROVEMENT STORE (FORMERLY AKA 3M PROPERTY/LOWE'S)	05-130

Abbreviations:

ANN = Annexation
GPA = General Plan Amendment
SPA = Specific Plan Amendment
RZ = Rezone (Zoning Amendment)

DW = Del Webb Specific Plan
HR = Highland Reserve North Specific Plan
IN = Infill Area
NC = North Central Specific Plan
NE = Northeast Specific Plan
NI = North Industrial Planning Area

NR = North Roseville Specific Plan
NW = Northwest Specific Plan
SE = Southeast Specific Plan
SR = Stoneridge Specific Plan
WR = West Roseville Specific Plan
CO = Placer County

MONTHLY DEVELOPMENT ACTIVITY

Project Location Map

March 2005

Legend

Project Types:

Non-Residential Projects

Residential Projects

Rezones, General & Specific Plan Amendments

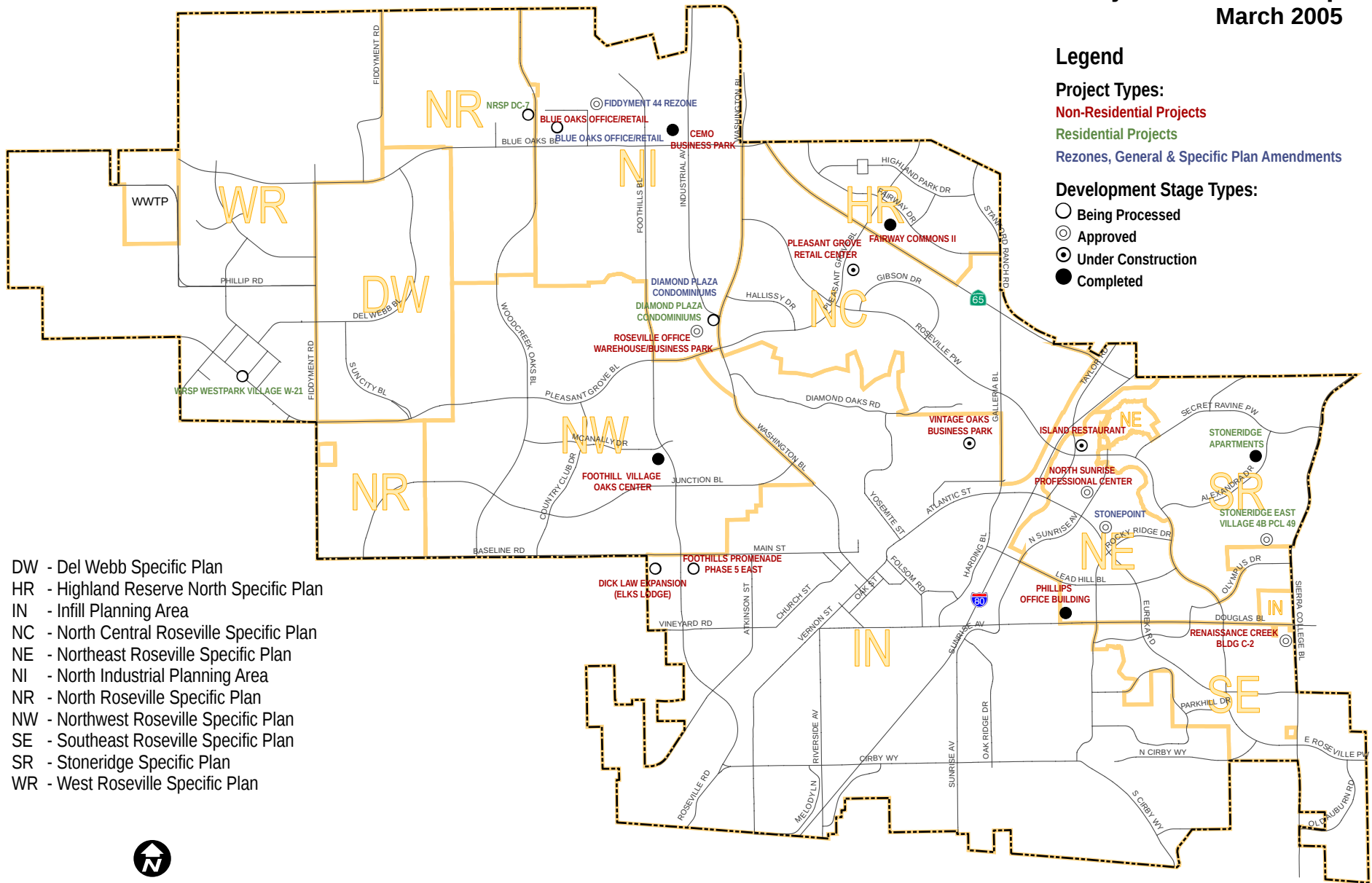
Development Stage Types:

○ Being Processed

⊙ Approved

⦿ Under Construction

● Completed



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

