



**CENTRAL ROCKLIN  
(MAP SHEET 7)**

**1. VILLAGES**

Owner: River West Investments Phone: (916) 379-0955  
Bret Hogge  
3001 I Street, STE 130  
Sacramento, CA 95816

Applicant: Terrance E. Lowell & Associates Phone: (916) 786-0685  
George Djan  
1528 Eureka Road, Ste. 100  
Roseville, CA 95661

Zoning: RD-4, 8

General Plan: MDR

Location: Site is bounded by Evelyn Avenue to the south, Ruhkala Road to the west &  
Lost Avenue to the east.  
APN(s): 010-191-029,032,048,049 & 050; 010-260-038 & 039

Site Acreage: 13 acres

File #: SD-2004-08, DR-2004-35, PDG-2004-05, TRE-2004-58

# of Units: 54 attached SFR, 10 detached SFR. No units were built.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
July 19, 2005 – Recommended approval to City Council – PC-2005-76 thru 79

**City Council Hearing Date(s)/Action/Resolution:**  
September 19, 2005 – Approved – Reso No. 2005-306 thru 308  
**(EXPIRES 9/13/15)**

**2. QUARRY OAKS: ROCKLIN V.O.A. ELDERLY HOUSING**

Owner: Volunteers of America Phone (504) 837-2652  
3813 N. Causeway Boulevard  
Metairie, LA 70002

Applicant: Terrance E. Lowell & Associates, Inc. Phone: (916) 786-0685  
1528 Eureka Rd., Suite 100  
Roseville, CA 95661

Zoning: PD-12

General Plan: MDR

Location: South of Evelyn Avenue, between Lost Avenue and Woodside/Ruhkala Road.  
3950 Evelyn Avenue.  
APN 010-190-012

Site Acreage: 3.82 acres

File #: AB-92-02, GPA-92-03, Z-92-02, PDG-92-03, SPU-92-10

# of Units: 42 (Senior Housing)

**Planning Commission Hearing Date(s)/Action/Resolution:**

January 5, 1993 – Recommending approval to City Council – PC-93-09

**City Council Hearing Date(s)/Action/Resolution:**

March 23, 1993 – Approved – Reso. No. 93-51 thru 54

**3. MONTEREY TERRACE**

Owner: Granite Bay Holdings  
4230 Douglas Blvd., Ste. 100  
Granite Bay, CA 95746

Phone: 916-960-1661  
Fax: 916-960-1670

Applicant: Parati  
590 Menlo Dr., Ste. 1  
Rocklin, CA 95765  
Contact: Dave Lawson

Phone: 916-625-1309  
Fax: 916-625-1310

Zoning: PD-15

General Plan: MHDR

Location: Granite Dr. & Rocklin Rd.

Site Acreage: 7.6 acres

File #: DR-2005-28 and SD-2005-09

# of Units: 92 MFR. No building permits have been issued.

**Planning Commission Hearing Date(s)/Action/Resolution:**

May 15, 2007 – Recommended approval to City Council – PC-2007-23 thru 26

**City Council Hearing Date(s)/Action/Resolution:**

August 28, 2007- Approved – Reso. No. 2007-240 thru 243

**4. KIMBERLY MANOR**

Owner: Peachwood Park Partnership Phone: (916) 448-0611  
C/o Jess Allen  
1510 11th Avenue  
Sacramento, CA 95818

Zoning: PD-6

Location: East of Sierra Meadows Drive, north of Tamarack Drive.  
APN 045-090-32

File #: SD-90-05, SPU-93-01

Area: 2.7 acres

Proposal: 13 single-family lots. All lots have been built out.

**Planning Commission Hearing Date(s)/Action/Resolution:**

September 4, 1990 – Recommended approval to City Council – PC-90-86

**City Council Hearing Date(s)/Action/Resolution:**

October 9, 1990 – Approved – Reso. No. 90-324 thru 326

**5. EMERSON SUBDIVISION**

Owner: Judith & David Emerson, Kevin Connell  
4957 King Road  
Loomis, CA 95650

Zoning: RD-4

Location: East of Grove Street approximately 200 ft. north of the intersection of Grove  
Street and East Midas Ave.  
APN's 045-090-048 thru -057

File #: SD-89-05

Area: 2 acres

Proposal: 10 single-family lots. All lots have been built out.

**Planning Commission Hearing Date(s)/Action/Resolution:**

August 22, 1989 – Recommended approval to City Council – PC-89-69

**City Council Hearing Date(s)/Action/Resolution:**

September 12, 1989 – Approved – Reso. No. 89-263

**6. OAK COURT SUBDIVISION**

Owner: RT Development, Inc. Phone: (916) 624-3633  
C/o Harold Martin, President  
P.O. Box 1686  
Rocklin, CA 95677

Engineer: Land Development Services, Inc. Phone: (916) 624-1629  
4240 Rocklin Road, Suite 10  
Rocklin, CA 95677

Zoning: RD-7.5

Location: Southeast corner of the intersection at Oak Street and Grove street.  
APN 010-080-063

File #: Z-94-05, SD-94-05, SPU-94-17

Area: 1.8 acres

Proposal: 11 single-family lots. All lots have been built out.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
April 5, 1995 – Approved – PC-95-16 thru 18

**City Council Hearing Date(s)/Action/Resolution:**  
May 23, 1995 – Approved – Reso. No. 95-141

**7. SUNSET PLAZA**

Owner: Tony Saca / Ahmad Rashid  
3345 Arden Way  
Sacramento, CA 95825

Developer: AMR Developers & Engineers Phone: (916) 489-7011  
3345 Arden Way  
Sacramento, CA 95825

Zoning: C-2

General Plan RC

Location: Southeast of the intersection of Sunset Blvd. and Pacific Ave.  
APN Bk. 010 Pg. 26

Site Acreage: 4.0 Acres

File(s): U-91-04

Proposal: Renovating the existing 37,415 square feet of building space, and adding an additional 30,013 square feet of new building.

Building Size(s):  
Expansion: 30,013 sq. ft. Finaled in 1995

**Planning Commission Hearing Date(s)/Action/Resolution:**

June 4, 1991 – Approved – PC-91-46

**8. KMART / ALBERTSON'S SHOPPING CENTER**

Owner: Kmart Corporation: Phone: (818) 856-8311  
C/o V.E. Love  
700 South Orange Avenue  
West Covina, CA 91790  
Kmart Development Phone: (313) 643-1136  
C/o James M. Pappas  
3100 West Big Beaver Road  
Troy, MI 48084

Applicant: Albertsons, Inc. Phone: (916) 349-3490  
C/o Michael Emmert & Timothy Sheil  
4811 Chippendale Drive, Suite 802  
Sacramento, CA 95841  
Commercial Management & Development Phone: (916) 344-6400  
C/o John Austin  
4811 Chippendale Drive, Suite 307  
Sacramento, CA 95841

Zoning: C-2  
General Plan RC

Location: East of Pacific St., south of Sunset Blvd.  
APN 010-190-95

Site Acreage: 4.0 Acres

File(s): U-87-11, U-94-01, TRE-94-05

Proposal: Phase I: an 86,000 square-foot Kmart store with additional pad buildings. Phase II: a 50,321 square-foot Albertson's store; a 19,600 square-foot junior anchor, an 11,200 square-foot retail shop on 8.6 acres.

Building Size(s): K-Mart: 86,479sq. ft. Finaled in 1989 (U-87-11)  
Grocery Store (formerly Albertsons): 51,144 sq. ft. Finaled in 1997 (U-94-01)  
Major 1: 19,620 sq. ft. No building permits issued. (U-87-11)  
Retail Shops 1: 21,750 sq. ft. No building permits issued. (U-87-11)  
Retail Shops 2: 7,200 sq. ft. Finaled in 1998 (U-94-01)  
Pad 1: 5,000 sq. ft. No building permits issued. (U-87-11)  
Pad 2: 4,000 sq. ft. No building permits issued (U-87-11)  
Pad 3: 3,500 sq. ft. No building permits issued (U-87-11)  
Pad 4: 4,500 sq. ft. No building permits issued (U-87-11)

**Planning Commission Hearing Date(s)/Action/Resolution:**

November 17, 1987 – Approved – PC-87-80 (U-87-11)  
May 3, 1994 – Approved – PC-94-15 (U-94-01, TRE-94-05)  
September 20, 1994 – Approved – PC-94-37 (DR for park area)  
June 14, 1994 – Approved – CC Reso 94-135,136,137 (U-94-01)



**9. HOWARD JOHNSON INN & SUITES (processed as First Choice Inn)**

Owner: First Choice Inn Phone: (916) 624-4500  
C/o George Fuller  
4420 Rocklin Road  
Rocklin, CA 95677

Developer: First Choice Inn  
151 Ester Way  
Seattle, WA 8104

Zoning: C-2

General Plan RC

Location: 4420 Rocklin Road  
APN 045-110-38

Site Acreage: 2.5 Acres

File(s): U-87-12, U-92-05

Proposal: A 125-unit motel, 35 feet high.

Building Size(s):  
Motel: 53,650 sq. ft. Finaled in 1988  
Expansion: 17,598 sq. ft. Finaled in 1995

**Planning Commission Hearing Date(s)/Action/Resolution:**  
November 17, 1987 – Approved – PC-87-63 (U-87-12)

**10. HERITAGE INN EXPRESS HOTEL & SUITES (processed as Microtel Inn and Suites)**

Owner: Ray Boroski Phone: (916) 663-1708  
8800 Heavens Gate Lane  
Newcastle, CA

Applicant: Land Development Services Phone: (916) 624-1629  
4740 Rocklin Road, Suite 5  
Rocklin, CA 95677

Zoning: C-2

General Plan RC

Location: 4480 Rocklin Rd.  
APN 45-110-047

Site Acreage: 3.32 Acres

File(s): U-98-01, DR-99-03 (Wall Signs)

Proposal: An application to approve a major use permit for the construction of a 41,670 square foot, three-story motel, and an 8,320 square foot restaurant pad on a 3.32-acre site.

Building Size(s):  
Motel: 43,164 sq. ft. Finaled in 1999  
Restaurant: 8,320 sq. ft. No building permits have been issued

**Planning Commission Hearing Date(s)/Action/Resolution:**  
May 5, 1998 – Approved – PC-98-29

**City Council Hearing Date(s)/Action/Resolution:**  
June 23, 1998 – Approved – PC-98-199

**11. ROCKLIN SELF STORAGE**

Owner: Douglas Jackson Phone: (916) 773-8386  
100 Chapelle Court  
Roseville, CA 95661

Applicant: Land Development Services, Inc.  
4240 Rocklin Road, Suite 10  
Rocklin, CA 95677

Zoning: C-2

General Plan RC

Location: The project site is located westerly of the northwest corner of Rocklin Road and Granite Drive. APN 45-110-047

Site Acreage: 2.65 Acres

File(s): Z-97-03, PDG-97-05, SPU-97-22

Proposal: An application to rezone the subject property to Planned Development Commercial (PD-C), a General Development Plan, and a Specific Plan Use Permit for the construction of a 48,041 square foot mini-storage with a 1,987 square-foot manager's unit.

Building Size(s):  
Office: 1,186 sq. ft. Finaled in 1999  
Building 1: 4,300 sq. ft. Finaled in 1999  
Building 2: 5,400 sq. ft. Finaled in 1999  
Building 3: 4,875 sq. ft. Finaled in 1999  
Building 4: 16,103 sq. ft. Finaled in 1999  
Building 5: 3,500 sq. ft. Finaled in 1999  
Building 6: 7,400 sq. ft. Finaled in 1999  
Building 7: 7,100 sq. ft. Finaled in 1999  
Building 8: 1,750 sq. ft. Finaled in 1999

**Planning Commission Hearing Date(s)/Action/Resolution:**

October 7, 1997 – Approved – PC-97-98

**City Council Hearing Date(s)/Action/Resolution**

November 12, 1997 – Approved – Reso 97-288 & 289

**12. ROCKLIN SQUARE SHOPPING CENTER**

Developer: Sutter Hill, Ltd.  
P. O. Box 11787  
Palo Alto, CA 94036

Owner: Safeway, Inc.  
47400 Kato Road  
Fremont, CA 94538

Zoning: C-2

General Plan RC

Location: Granite Drive, north of Rocklin Road.  
APN Bk. 045 Pages 102-1 thru 20

Site Acreage: 14.5 Acres

File(s): U-78-04, DR-88-04, DR-90-02

Proposal: 145,000 square foot (floor space) shopping center

**Planning Commission Hearing Date(s)/Action/Resolution:**

December 19, 1978 – Approved – PC-78-22 (U-78-04)  
March 15, 1988 – Approved – PC-88-18 (DR-88-04)  
March 20, 1990 – Approved – PC-90-31 (DR-90-02)

**13. GRANITE DRIVE RETAIL**

Owner: Natomas Equity Fund, LP Phone: 916-772-7500  
1504 Eureka Road, Suite 230 Fax: 916-772-7505  
Roseville, CA 95661  
Contact: Mike O'Connell  
[mjo@oconnellcom.net](mailto:mjo@oconnellcom.net)

Applicant: RMB Architects Phone 916-488-8500  
2277 Watt Avenue, 2<sup>nd</sup> Floor Fax: 916-488-8566  
Sacramento, CA 95825  
Contact: Jennifer Krauter  
[j.krauter@rmbarchitects.com](mailto:j.krauter@rmbarchitects.com)

Zoning: C-2

General Plan RC

Location: Granite Drive between Rocklin Road and Ward Lane

Site Acreage: 1.8 Acres

File(s): DR-2006-15

Proposal: Design review of a 11,911 sq. ft. (gross) retail building on 1.475 net acres.

Status: Project pending, continued off calendar by Planning Commission in 2007 to allow modifications no further action by applicant.

**14. HARLEY DAVIDSON/ COUNTRY COACH**

Owner: Raymond and Pat Heimbuch  
7018 San Felipe Court  
Citrus Heights, CA 93621

Applicant: Harley Davidson Phone: 438-2888  
C/o Vic Guidera & VCL Construction  
1947 Camino Vida Roble, Suite 101  
Carlsbad, CA 92008

Land Development Services Phone: (916) 624-1619  
4240 Rocklin Road, Suite 10  
Rocklin, CA 95677

Zoning: PD-C

General Plan RC

Location: East of Granite Drive, opposite Dominguez Road.  
APN 045-020-053

Site Acreage: 1.8 Acres

File(s): SPU-97-01, SPU-97-01A

Proposal: Construction of a 16,480 square-foot building to house a Harley Davidson dealership.

Building Size(s):  
Building A: 16,985 sq. ft. Finaled in 1997

**Planning Commission Hearing Date(s)/Action/Resolution:**

March 4, 1997 – Approved – PC-97-10 (Harley Davidson)

April 3, 2007 – Approved – PC-2007-21 (Country Coach)

**15. POTTERY WORLD**

Owner: Jim Rodda Phone: (916) 334-1680  
5800 Auburn Boulevard  
Sacramento, CA

Applicant: Angelito S. Tolentino Phone: (916) 756-1987  
1512 Monarch Lane  
Davis, CA 95616

Zoning: PD-C

General Plan RC

Location: The project site is located on Granite Drive, northeast of the Harley Davidson store.  
APN 045-020-054

Site Acreage: 3.3 Acres

File(s): SPU-98-01

Proposal: An application to approve a Specific Plan Use Permit for the construction of a 31,912 square foot, two story retail pottery store.

Building Size(s):  
Building A: 31,912 sq. ft. Finaled in 2000

**Planning Commission Hearing Date(s)/Action/Resolution:**

April 7, 1998 – Approved – PC-98-19  
December 7, 1999 – Approved – PC-99-103

**16. SIERRA MEADOWS PLAZA**

Developer: Phoenix-Pacific Phone: (916) 723-8800  
3463 Ramona Avenue, Suite 16  
Sacramento, CA 95826

Zoning: C-2

General Plan RC

Location: West of the intersection at Granite Drive and Sierra Meadows Boulevard.  
APN 045-101-061

Site Acreage: 6.9 Acres

File(s): U-88-03,  
U-89-12 (Ace Hardware/ now Beverly's),  
U-91-09 (Monument Sign and Outdoor Seating),  
U-91-16 (Modification)

Proposal: Commercial cluster consisting of 4 buildings with a total square footage of  
33,880 sq. ft. and a height exceeding 30 ft on a 4.2 acre parcel and creating 2.12  
and .6 acre parcels.

Building Size(s):  
Building A: 29,060 sq. ft. Finaled in 1989  
Building B: 4,800 sq. ft. Finaled in 1989  
Building C: 7,586 sq. ft. Finaled in 1992  
Building D: 18,200 sq.ft. Finaled in 1990  
Building E: 5,000 sq. ft. No building permits issued

**Planning Commission Hearing Date(s)/Action/Resolution:**

April 21, 1988 – Approved – PC-88-38  
February 6, 1990 – Approved – PC-90-11 (U-89-12)  
July 16, 1991 – Approved – PC-91-54 (U-91-09)  
November 19, 1991 – Approved – PC-91-72 (U-91-16)

**City Council Hearing Date(s)/Action/Resolution:**

June 28, 1988 – Approved – Reso 88-236



**17. DAYS INN / ROCKLIN PLAZA**

Owner: B. G. Amin  
3748 Mt. Diablo Boulevard  
Lafayette, CA 94549

Architect: Iyer & Associates Phone: (415) 362-9809  
140 Geary Street, Suite 1004  
San Francisco, CA 94108

Zoning: PD-C

General Plan RC

Location: West of Outrigger Restaurant, east of Granite Drive, and south of Showplace E.  
APN 045-080-29

Site Acreage: 2.39 Acres

File(s): SPU-90-23

Proposal: A 27,600 square-foot complex, including a 21,000 square-foot, 65 room, two-story motel, and a 6,600 square-foot retail center.

Building Size(s):  
Retail Building: 6,600 sq. ft. Finaled in 1992  
Motel: 21,000 sq. ft. Finaled in 1992

**Planning Commission Hearing Date(s)/Action/Resolution:**  
November 6, 1990 – Approved – PC-90-100

**18. SHOWPLACE EAST (ROCKLIN MARKETPLACE)**

Owner: Adele Barsotti, Cathleen Shera  
725 Auburn Blvd.  
Citrus Heights, CA 95610

Engineer: Land Development Services, Inc. Phone: (916) 624-1619  
4240 Rocklin Road, Suite 10  
Rocklin, CA 95677

Zoning: PD-C

General Plan RC

Location: East of Granite Drive, approximately 234 feet north of the intersection at  
Manzanita Drive and Granite Drive; opposite St. Peter and Paul’s Church.  
APN’s 045-080 -031, -032, -033

Site Acreage: 3 Acres

File(s): SPU-88-13, DR-90-06

Proposal: A Tentative Parcel Map to create 3 parcels and to develop a commercial cluster  
consisting of 41,000 square feet of building area.

Building Size(s):  
Building A: 17,440 sq. ft. Finaled in 1990  
Building B: 17,392 sq. ft. Finaled in 1990  
Building C: 7,000 sq. ft. No building permits issued.

**Planning Commission Hearing Date(s)/Action/Resolution:**

November 1, 1988 – Approved – PC-88-85

**19. ROCKLIN COMMERCE CENTER**

Owner: Kimmel Developers Phone: (916) 452-5000  
1815 Stockton Boulevard  
Sacramento, CA 95618

Applicant: Burrell Engineering Phone: (916) 969-1900  
6939 Sunrise Boulevard, Suite 121  
Citrus Heights, CA 95610

Zoning: PD-C

General Plan RC

Location: Between Granite Drive and I-80, approximately 530 feet north of the intersection  
of Manzanita Drive and Granite Drive.  
APN Bk. 45 Pages 080, 23, 24

Site Acreage: 3.5 Acres

File(s): SPU-88-06, DR-89-03, DL-2004-13

Proposal: Construction of four buildings, totaling 44,280 square feet

Building Size(s):  
Building A: 20,480 sq. ft. Finaled in 1991  
Building B: 8,550 sq. ft. Finaled in 1991  
Building C: 5,472 sq. ft. Finaled in 1991  
Building D: 9,050 sq. ft. Finaled in 1991

**Planning Commission Hearing Date(s)/Action/Resolution:**  
July 5, 1988 – Approved – PC-88-50

**20. CAPITOL NURSERY**

Owner: Capital Nursery Co.  
4700 Freeport Boulevard  
Sacramento, CA 95822

Engineer: Terrance Lowell & Associates Phone: (916) 786-0685  
1528 Eureka Road, Suite 100  
Roseville, CA 95661

Zoning: PD-C (Commercial)

Location: Northwest side of Granite Drive, north of the St. Peter and Paul's Church.  
APN 045-080-34

File #: SPU-91-12

Area: 4.8 acres

Proposal: Plant Nursery with an 8,623 square foot building and 90,000 square foot outdoor sales area.

**Planning Commission Hearing Date(s)/Action/Resolution:**

February 4, 1992 – Approved – PC-92-10  
April 19, 1994 – Approved – PC-94-13 (2 year extension)  
June 4, 1996 – Approved – PC-96-48 (2 year extension) (**EXPIRED** on June 4, 1998)

**21. DAN GAMEL – CAMP AMERICA**

Owner: Dan Gamel Phone: (559) 221-6681  
4774 North Blackstone  
Fresno, CA 93726

Applicant: Borges Architectural Group, Inc. Phone: (916) 782-7200  
Adam Lehner  
1512 Eureka Road, #240  
Roseville, CA 95661

Zoning: Planned Development-Light Industrial (PD-LI); Planned Development-Commercial (PD-C)

Location: Northwest corner of Granite Drive and Dominguez Road.  
4461 Granite Drive  
APN(s): 045-020-041, 048, 060

File#’s: DR-2003-06/A & U-2003-06/A, DR-2006-06, U-2006-04

Area: 17.08<sub>±</sub> acres

Proposal: Request for approval of a permanent RV sales and service facility. (DR-2006-06, U-2006-04)

Modification to original application (DR-2003-06A and U-2003-06A) was made on Feb. 9, 2004 to modify the area where RV’s could be stored and displayed.

Request for approval to restart RV sales and repair building and landscaping (DR-2012-01, U-2012-01) (Lemke RV)

Status: The original application was approved by the Planning Commission on August 19, 2003. (PC-2003-70,71,72).

The modification was approved by the Planning Commission on July 6, 2004 (PC-2004-54, 55) .(DR-2006-06, U-2006-04)

The Lemke project was approved by the Planning Commission on May 1, 2012. (PC-2012-09, 10, 11) It will expire on May 1, 2015.

**22. ROCKLIN FOREIGN AUTO**

Owner: Albert J. Lares Phone: (530) 272-7746  
10491 Little Hollow Lane  
Grass Valley, CA 95949

Developer: Rocklin Foreign Car Phone: (916) 624-1841  
C/o Wayne Pocock  
4400 Granite Drive  
Rocklin, CA 95677

Zoning: PD-C/LI (Commercial / Light Industrial)

General Plan RC

Location: Granite Drive and Dominguez Road.  
APN 045 020-063

Site Acreage: 0.79 Acres

File(s): SPU-95-12

Proposal: An application for a Specific Plan Use Permit to develop a 0.79 acre parcel with a 6,620 square foot building, for automotive repair and auto related retail sales.

Building Size(s):  
Building A: 6,620 sq. ft. Finaled in 1996

**Planning Commission Hearing Date(s)/Action/Resolution:**  
December 19, 1995– Approved – PC-95-78, 79

**23. VON HOUSEN MERCEDEZ BENZ DEALERSHIP/SERVICE CENTER**

Owner: Von Housen Motors Phone: (916) 924-8000  
George Grinzewitch, Jr.  
1801 Howe Avenue  
Sacramento, CA 95825

Applicant: Steven W. Shower Phone: (916) 743-5254  
4680 Oak Glen Way  
Fair Oaks, CA 95628

Zoning: C-2

General Plan RC

Location: Granite Drive, north of Blockbuster Video in the Rocklin Square Shopping Ctr.  
APN's 045-102-018, -021, -022

Site Acreage: 4.68 Acres

File(s): U-97-06, DR-2006-07, U-2006-11, DR-2006-07A, U-2006-11 A

Proposal: Approval of a design review permit to allow the construction of an expanded new automobile dealership with service facilities.

Building Size(s):  
Service Center: 7,192 sq. ft. Finaled in 1999. (U-97-06)  
Auto Dealership: 60,397 sq. ft Finaled.

**Planning Commission Hearing Date(s)/Action/Resolution:**

August 5, 1997 – Approved – PC-97-68 (U-97-06)  
November 7, 2006 – Approved (Appealed to City Council) – PC-2006-53,54,55 (DR-2006-07)  
May 18, 2010 – Approved – PC-2010-13,14,15

**City Council Hearing Date(s)/Action/Resolution:**

January 23, 2007 – Upheld Planning Commission's Approval – Res No. 2007-22, 24 (DR-2006-07)

**24. CAMPING WORLD**

Owner: William & Theresa Geary  
P. O. Box 429  
Santa Rosa, CA 95402

Camping World, Inc.  
P. O. Box 90018  
Bowling Green, KY 42102

Zoning: PD-C/

General Plan RC

Location: East of Granite Drive, approximately 133 feet north of Saints Peter & Paul Church.  
APN 450-080-20

Site Acreage: 4.7 Acres

File(s): SPU-90-22

Proposal: Development of a 30,000 square-foot retail facility specializing in camping supplies.

Building Size(s):  
Building A: 30,000 sq. ft. Finaled in 1991

**Planning Commission Hearing Date(s)/Action/Resolution:**  
September 4, 1990 – Approved – PC-90-88



**25. ROCKLIN EMPORIUM**

Owner: Jessie & Rose Karadsheh  
1104 Sand Bar  
Sacramento, CA

Zoning: PD-C

General Plan RC

Location: East of Granite Drive, approximately 236 feet southwest of the intersection of Granite Drive and Dominguez Road.  
APN 045-020-58

Site Acreage: 2.5 Acres

File(s): SPU-90-18, SPU-91-02

Proposal: A 31,236 square-foot shopping complex.

Building Size(s):  
Building A: 31,236 sq. ft. Finaled in 1992

**Planning Commission Hearing Date(s)/Action/Resolution:**

July 17, 1990 – Approved – PC-90-65  
April 2, 1991 – Approved PC-91-24

**26. 7-ELEVEN**

Owner: Larry G. Epperson Family Revocable Trust Phone: (916) 791-1373  
6170 Wilhoff Lane  
Granite Bay, CA 95746

Applicant: Land Development Services, Inc. Phone: (916) 624-1629  
4240 Rocklin Road, Suite 5  
Rocklin, CA 95677

Zoning: C-2

General Plan RC

Location: The subject property is located at the southeasterly corner of the intersection of  
Granite Drive and Sierra College Boulevard.  
APN 045-042-031, -040, -044

Site Acreage: 1.0 Acres

File(s): U-98-03

Proposal: An application requesting approval of a Conditional Use Permit to allow  
construction of a 2,940-square foot food store and 3,600-square foot fuel-  
dispensing canopy.

Building Size(s):  
Convenience Store: 2,940 sq. ft. Finaled in 1999  
Fuel Canopy: 3,600 sq. ft. Finaled in 1999

**Planning Commission Hearing Date(s)/Action/Resolution:**

May 19, 1998 – Approved – PC-98-41

**27. MCCHEVRON**

Owner: The Upton Company  
C/o Eric Upton  
6728 Fair Oaks Boulevard, Suite 404  
Carmichael, CA 95608

Applicant: McDonald's Corporation Phone: (916) 649-9797  
C/o Mike Maynard  
1750 Howe Avenue, Suite 550  
Sacramento, CA 95825

Ourada Land Surveying Phone: (916) 624-1221  
C/o Steven R. Ourada  
5805 Fleet Court  
Rocklin, CA 95765

Zoning: C-2

General Plan RC

Location: Northeast of the intersection at Sierra College Boulevard & Granite Drive.  
APN 045-042-043

Site Acreage: 1.58 Acres

File(s): U-96-02, U-96-03 (Freeway Sign)

Proposal: A request for a Conditional Use Permit to construct a 5,466 square-foot building in which a combination gasoline station/convenience store and restaurant shall operate. A concurrent request to erect an 85 foot, 500 square foot sign on the property.

Building Size(s):  
Restaurant/Convenience Store: 5,466 sq. ft. Finaled in 1997  
Fuel Canopy: 3,486 sq. ft. Finaled in 1997  
Carwash: 1,200 sq. ft. Finaled in 1997

**Planning Commission Hearing Date(s)/Action/Resolution:**

May 21, 1996 – Approved – PC-96-43  
June 4, 1996 – Approved – PC-96-44, 45 (Freeway sign)  
October 10, 1996 – Approved – PC-96-74 (Modification)

**City Council Hearing Date(s)/Action/Resolution:**

August 27, 1996 – Approved – Reso-96-221 (Freeway sign)

**28. WOODSIDE DRIVE AND SUNSET BOULEVARD SUBDIVISION**

Owner: Gerrard Rocklin Group, LLC Phone: (650) 941-4141  
141 First St.  
Los Altos, CA 94022

Applicant: Duke Legget Phone: (650) 941-4141  
141 First St.  
Los Altos, CA 94022

Engineer: Phillippi Engineering Phone: (707) 451-8556  
425 Merchant Street  
Vacaville, CA 95688

Zoning: PD-8 (Previously PD-BP)

Location: Northwest corner of Woodside Drive and Sunset Boulevard.  
APN's 046-261-011, -012, -013, -014

File #: GPA-99-07, Z-99-04, SD-99-03, DR-2000-07

Area: 1.525 acres

Proposal: 9 single-family lots. All lots have been built out.

**Planning Commission Hearing Date(s)/Action/Resolution:**

June 19, 2001 – Recommended approval to City Council– PC-2001-36, 37

**City Council Hearing Date(s)/Action/Resolution:**

August 14, 2001 – Approved – Reso. No. 2001-276, 277

**29. KILLINGSWORTH SUBDIVISION**

Owner: Jan Killingsworth Phone: (916) 315-0962  
4200 Rocklin Road, Suite 1  
Rocklin, CA 95677

Applicant: Spannagel & Associates, Inc. Phone: (916) 624-1618  
C/o David Lawson  
3845 Atherton Road, Suite 7  
Rocklin, CA 95677

Zoning: PD-4

Location: The project is located approximately 400 feet north of the intersection of  
Kannasto Court and South Grove Street.  
APN 010-340-033

File #: SD-99-04, SPU-99-17

Area: 1.75 acres

Proposal: 9 single-family lots. All lots have been built out.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
May 19, 2000 – Recommended approval to City Council – PC-2000-33

**City Council Hearing Date(s)/Action/Resolution:**  
July 25, 2000– Approved – Reso. No. 2000-217

**30. former ROCKLIN ANTIQUE PLAZA**

Owner: Ik Soo Hwang  
8365 Quail Oaks Drive  
Granite Bay, CA 95746

Applicant: Steele Enterprises Phone: (916) 635-0146  
2868 Prospect Park Drive, Suite 300  
Rancho Cordova, CA 95670

Architect: Comstock Johnson Architects, Inc. Phone: (916) 362-6303  
10304 Placer Lane, Suite A  
Sacramento, CA 95827

Zoning: PD-C

General Plan RC

Location: Near the intersection of Granite Drive and Dominguez Road.  
APN 045-020-055

Site Acreage: 3.1 Acres

File(s): SPU-98-21, DR-99-04

Proposal: An application to approve a Specific Plan Use Permit to allow construction of a 39,220 square-foot, one story retail commercial building to house an antique mall and consignment furniture store.

Building Size(s):  
Building A: 39,220 sq. ft. Finaled in 1999

**Planning Commission Hearing Date(s)/Action/Resolution:**  
December 15, 1998 – Approved – PC-98-107  
October 19, 1999 – Approved – PC-99-95 (sign program)

**31. COPE & MCPHETRES MARINE**

Owner: Robert and Lisa Cope Phone: (775) 785-2050  
2900 Mill Street  
Reno, NV 89502

Applicant: Land Development Services, Inc. Phone: (916) 624-1629  
4240 Rocklin Road, Suite 5  
Rocklin, CA 95677

Zoning: PD-C

General Plan RC

Location: Near the intersection of Granite Drive and Dominguez Road.  
APN 045-020-059

Site Acreage: 2.7 Acres

File(s): SPU-98-23

Proposal: An application to approve a specific plan use permit to allow construction of a  
17,000 square foot, one story retail commercial building and outdoor storage.

Building Size(s):  
Building A: 17,000 sq. ft. Finaled in 1999

**Planning Commission Hearing Date(s)/Action/Resolution:**  
December 15, 1998 – Approved – PC-98-109

**32. WHYBUYNEW AUTOS.COM ( former DAN GAMEL RV CENTER)**

Owner: Dan Gamel Phone: (559) 221-6681  
4774 North Blackstone  
Fresno, CA 93726

Applicant: Irv Miyamoto, Architect Phone: (559) 431-5737  
336 West Bedford, Suite 103  
Fresno, CA 93711

Zoning: PD-C

General Plan RC

Location: 4429 Granite Drive  
APN 045-020-050

Site Acreage: 2.03 Acres

File(s): SPU-99-13 Dan Gamel RV  
DR-2011-01 and U-2011-01 WHYBUYNEWAUTOS.COM

Proposal: Construction of a RV sales showroom (approx. 7,500 square feet) with customer entry area and second-story mezzanine administrative offices. The project will include outdoor-sales display areas as well.

Building Size(s):  
Building A: 7,500 sq. ft. Finaled in 2000

**Planning Commission Hearing Date(s)/Action/Resolution:**  
July 6, 1999 – Approved – PC-99-56  
April 5, 2011 – Approved – PC-2011-08, 09, 10



**33. SIERRA PINE MDF EXPANSION**

Owner: Sierra Pine Phone: (916) 624-2473  
4300 Dominguez Road  
Rocklin, CA 95677

Applicant: Sierra Pine Phone: (916) 624-2473  
4300 Dominguez Road  
Rocklin, CA 95677

Zoning: M-2

General Plan HI

Location: 4300 Dominguez Road.  
APN 045-020-072

Site Acreage: 32.5 Acres

File(s): U-99-01

Proposal: An application to approve a conditional use permit to allow the construction of a 50-foot high, 54,600 square foot building to house an expanded MDF operation, and a variance to allow the 90-foot tall cyclone structure (required for air pollution control) to exceed the height limit.

Building Size(s):  
Building A: 54,600 sq. ft. Finaled in 2000

**Planning Commission Hearing Date(s)/Action/Resolution:**  
March 2, 1999 – Approved – PC-99-22

**City Council Hearing Date(s)/Action/Resolution:**  
March 15, 1999 – Approved – PC-99-127

**34. GRANITE DRIVE TECHNICAL CENTER**

Owner: Nylen Homes, Inc. Phone: (209) 951-5787  
P. O. Box 7898  
Stockton, CA 95267

Applicant: Land Development Services, Inc. Phone: (916) 624-1629  
4240 Rocklin Road, Suite 5  
Rocklin, CA 95677

Zoning: PD-C, PD-LI

General Plan RC, LI

Location: Warren Street off Granite Drive.  
APN's 045-020-070, 045-020-019, 045-020-061

Site Acreage: ±30 Acres

File(s): DL-99-09, SPU-99-29, Z-99-08, PDG-99-06, DR-99-07, DL-2003-01

Proposal: An application to: 1) Change the Light Industrial (M-1) zoning on a portion of the project site to Planned Development – Light Industrial (PD-LI) and amend the boundaries of the project site's commercial, industrial, and open space zoning to better reflect topography and physical orientation. 2) Establish a General Development Plan for the site that will allow staff review and approval of future buildings in the center. 3) Approve a Tentative Parcel Map to allow subdivision of the site into building sites and common area parcels. 4) Approve a Design Review to establish design review standards for development of the building sites. 5) Approve a Specific Plan Use Permit to allow construction of two retail commercial buildings.

Building Size(s):  
Building A: 18,394 sq. ft. Finaled in 2004  
Building B: 15,400 sq. ft. Finaled in 2004  
Building C: 12,400 sq. ft. Finaled in 2001  
Building D: 12,400 sq. ft. Finaled in 2001  
Building E: 10,080 sq. ft. Finaled in 2004  
Building F: 10,080 sq. ft. Finaled in 2002  
Building G: 14,700 sq. ft. Finaled in 2003  
Building H1: 10,080 sq. ft. Finaled in 2006  
Building H2: 14,700 sq. ft. Finaled in 2006  
Building H3: 13,200 sq. ft. Finaled in 2006  
Building J1: 5,120 sq. ft. Finaled in 2004  
Building J2: 4,800 sq. ft. Finaled in 2004  
Building J3: 10,000 sq. ft. Finaled in 2004  
Building J4: 6,400 sq. ft. Finaled in 2004  
Building K1: 5,120 sq. ft. Finaled in 2004

Building K2: 4,800 sq. ft. Finaled in 2004  
Building K3: 10,000 sq. ft. Finaled in 2004  
Building K4: 6,400 sq. ft. Finaled in 2004

**Planning Commission Hearing Date(s)/Action/Resolution:**

December 21, 1999 – Recommended for Approval to City Council –  
PC-99-106, 108, 109

**City Council Hearing Date(s)/Action/Resolution:**

January 11, 2000 – Approved – Reso. No. 2000-7 thru 9

**35. ROCKLIN VALERO REMODEL AND ADDITION**

Owner: Ranvir Saini Phone: 916-630-1036  
4450 Rocklin Road Fax: 916-630-1038  
Rocklin, CA 95677  
[Ranvir\\_saini@sbcglobal.net](mailto:Ranvir_saini@sbcglobal.net)

Applicant: K12 Architects, Inc. Phone: 916-455-6500 x 104  
3090 Fite Circle STE 104 Cell: 916-869-7882  
Sacramento, CA 95827 Fax: 916-455-8100  
Contact: Steven Elser or Kurt Wagenknecht  
[steven@k12architects.com](mailto:steven@k12architects.com)

Zoning: C-2

General Plan RC

Location: 4450 Rocklin Road  
APN: 045-110-015

Site Acreage: 1.1 Acres

File(s): DR-2009-06

Proposal: Remodel exterior of service station store, demolish existing fueling canopy and construct new fueling canopy over existing fuel islands, pave additional lot area for parking, create new driveway to private access road. Addition to convenience store for walk in cooler and work room.

Building Size(s):  
Original Convenience Store: 1,485 sq. ft. Finaled in 1965.  
The remodel and new addition are under construction in 2013.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
May 3, 2011 – Approved – PC-2011-11, 12

**36. CALIFORNIA FAMILY FITNESS (IN THE NET)**

Owner: James P. Nylan Phone: (209) 951-5889  
85 West March Lane, Suite 6  
Stockton, CA

Applicant: Land Development Services, Inc. Phone: (916) 624-7962  
C/o Bill Mitchell  
4240 Rocklin Road, Suite 5  
Rocklin, CA 95677

Zoning: PD-C

General Plan RC

Location: Granite Drive to Warren Lane.  
APN 045-020-070

Site Acreage: 1.6 Acres

File(s): U-2000-04, U-2000-04A

Proposal: Use Permit for a 62,735 square-foot indoor sports facility

Building Size(s):  
Building A: 62,735 sq. ft. Finaled in 2001.

**Planning Commission Hearing Date(s)/Action/Resolution:**

June 6, 2000 – Approved – PC-2000-04

March 20, 2001- Approved – PC-2001-20 (Modification)

**37. CARL'S JR on Sierra College Blvd.**

Owner: Chamisal Investments, Inc. Phone: (831) 758-9361  
51 Katherine Avenue  
Salinas, CA 93901

Applicant: Terrance E. Lowell & Associates, Inc. Phone: (916) 786-0685  
C/o Steve Spain  
1528 Eureka Road, Suite 100  
Roseville, CA 95661

Zoning: C-2

General Plan RC

Location: 4315 Sierra College Boulevard.  
APN 045-042-048

Site Acreage: 0.73 Acres

File(s): DR-2000-02

Proposal: An application for Design Review to construct a 3,120 square-foot Carl's Jr. restaurant with drive-thru.

Building Size(s):  
Building A: 3,120 sq. ft. Finaled in 2002

**Planning Commission Hearing Date(s)/Action/Resolution:**

July 5, 2000 – Approved – PC-2000-59

**38. LAND ROVER**

Owner: Dunn-Edwards Company Phone: (323) 771-3300  
C/o D. Kromer, Vice President & CFO  
885 E. 52<sup>nd</sup> Place  
Los Angeles, CA 90048

Delta Restaurant Co. Phone: (916) 375-1300  
840 Jefferson Boulevard  
West Sacramento, CA 95691

George & Denise Ann Grinzewitsch  
1810 Howe Avenue  
Sacramento, CA 95825

Applicant: Land Development Services, Inc.  
C/o Bill Mitchell  
4240 Rocklin Road, Suite 5  
Rocklin, CA 95677

Zoning: PD-C

General Plan RC

Location: 4545 Granite Drive.  
APN 045-080-038

Site Acreage: 9 Acres

File(s): PDG-2000-03, U-2000-08, Z-2000-09, LLA-2000-023, DR-2000-13

Proposal: An application to rezone the project site from Retail Business Commercial (C-2) to Planned Development Commercial (PD-C); approve a General Development Plan to establish land use and development criteria; and approve a Conditional Use Permit to allow a portion of the project site to be developed as an automotive sales and service dealership. Said dealership to include an 11,096 square-foot building and 124 parking spaces.

Building Size(s):  
Dealership: 15,172 sq. ft. Finaled in 2001

**City Council Hearing Date(s)/Action/Resolution:**

January 23, 2001 – Approved – Reso. No. 2001-24, 25  
February 13, 2001 – Approved Reso 2001-47 (Design Review)

**Planning Commission Hearing Date(s)/Action/Resolution:**

October 7, 2008 – Approved – PC-2008-54, 55, 56 (Modification to front wall)

**39. SHERWIN-WILLIAMS**

Owner: Kmart Corporation  
3100 W. Big Beaver Road  
Troy, MI 48084

Phone: (626) 856-8334

Applicant: Hughtleigh Development, Inc.  
C/o Michael Adams  
550 Blair Avenue  
Piedmont, CA 94811

Zoning: C-2

General Plan RC

Location: Kmart Center located at Sunset Boulevard & Pacific Street

Site Acreage: 0.763 Acres

File(s): DR-2001-01

Proposal: The applicant is requesting approval of a Design Review application to allow for the construction of a 4,500 sq. ft. building for retail paint sales.

Building Size(s):  
Building A: 4,500 sq. ft. Finaled in 2002

**Planning Commission Hearing Date(s)/Action/Resolution:**

June 5, 2001 – Approved – PC-2001-29



**40. ROCKLIN UNIFIED SCHOOL DISTRICT OFFICE**

Owner: Rocklin Unified School District Phone: (916) 624-2428  
C/o Larry Stark  
5035 Meyers Street  
Rocklin, CA 95677

Applicant: HMC Group Phone: (916) 649-3201  
C/o Dennis L. Dunston  
5 Parkcenter Drive  
Sacramento, CA 95825

Zoning: C-2

General Plan RC

Location: 2615 Sierra Meadows Drive.  
APN 045-101-071

Site Acreage: 2.48 Acres

File(s): DR-2000-14, DL-2001-03

Proposal: Construct a new District Office of 18,200 sq. ft. The project will include office and work space for District staff and a boardroom for public school board meetings and staff development. In addition, approval of a tentative parcel map is being requested to allow a 3.67-acre parcel to be divided into two lots.

**Planning Commission Hearing Date(s)/Action/Resolution:**

January 16, 2001 – Approved – PC-2001-02 (Design Review)  
August 21, 2001 – Approved – PC-2001-50 (Parcel Map)

**41. H&R BLOCK (ADDITION & REMODEL)**

Owner: George R. Jr. / Jean Marie Bills Phone: (916) 624-7494  
4870 Granite Drive  
Rocklin, CA 95677

Applicant: Gerald A. Beck Phone: (530) 823-8384  
12105 Dry Creek  
Auburn, CA 95602

Zoning: C-2

General Plan RC

Location: 4870 Granite Drive.  
APN 045-101-058

Site Acreage: 0.67 Acres

File(s): DR-2001-11, TRE-2001-22

Proposal: The applicant is requesting to add 2044 square feet to the existing 2553 square-foot H&R Block building. They will be adding a new parking area, which will bring their total parking spaces to 23. The new addition will create a fourth tenant space.

Building Size(s):  
Addition: 1,140 sq. ft. Finaled in 2003.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
August 20, 2002 – Approved – PC-2002-63 thru 65

**42. ROCKLIN TESORO GAS STATION**

Owner: Balwant & Bayinder Dhaliwal Phone: (916) 632-7381  
3800 Rocklin Road  
Rocklin, CA 95677

Applicant: McHale Sign Company, Inc. Phone: (916) 788-7446  
C/o Kevin Payne  
108 Main Street  
Roseville, CA 95678

Zoning: C-4

General Plan RC

Location: The subject property is located on the southeast corner at the intersection of  
Rocklin Road and Pacific Street.  
APN 010-170-021

Site Acreage: 0.67 Acres

File(s): DR-2001-21

Proposal: The applicant is requesting approval of a design review application to allow: 1) a  
new double-faced, internally illuminated, Monument sign; 2) a new blue canopy  
fascia with an illuminated gold light band; 3) a set of internally illuminated logo  
and channel letters reading "Tesoro." All exterior modifications are complete.

**Planning Commission Hearing Date(s)/Action/Resolution:**

February 19, 2002 – Approved – PC-2002-12

**43. GRANITE BUSINESS CENTER**

Owner: ARC Properties  
P.O. Box 15060  
Richmond, VA 93227

Phone: (804) 730-4493

Applicant: BC2E, LLC  
C/o Chris Eatough  
1358 Blue Oaks Boulevard, Suite 100  
Roseville, CA 95678

Phone: (916) 784-8400

Zoning: C-2

General Plan RC

Location: The project site is located on the northwest corner of the intersection at Granite Drive and Rocklin Road.  
APN 045-101-060

Site Acreage: 2.3 Acres

File(s): DR-2001-18

Proposal: The applicant is requesting design review approval to construct a 16,600 square-foot office building.

Building Size(s):  
Building A: 16,600 sq. ft. Finaled in 2004

**Planning Commission Hearing Date(s)/Action/Resolution:**

June 4, 2002 – Approved – PC-2002-52

**44. T3 SCANTECH, LLC**

Owner: Thomas & Lonnelle Turner, Trustees Phone: (530) 268-0961  
13415 Lime Kiln Road  
Grass Valley, CA 95949

Zoning: C-2

General Plan RC

Location: 4477 Pacific Street.  
APN 045-031-009

Site Acreage: 1.0 Acres

File(s): DR-2002-10

Proposal: Design Review to construct tenant improvements on an existing 990 square-foot residential structure being converted to a commercial use. Remodel was finished in 2003.

**Planning Commission Hearing Date(s)/Action/Resolution:**

August 6, 2002– Approved – PC-2002-60

**45. ROCKLIN MOBILE HOME PARK ADDITION**

Owner: Frank Sigrist Phone: (916) 213-6673  
P.O. Box 597  
Rocklin, CA 95677

Applicant: Michael Antuzzi Phone: (530) 210-5047  
173 College Way  
Auburn, CA 95603

Zoning: R1-6

General Plan MDR

Location: 5515, 5595 South Grove Street.  
APN's 010-270-001, 002

Site Acreage: 2.4 Acres

File(s): DR-2002-08, U-2002-02

Proposal: Applicant is requesting conditional use permit approval to add 19 additional mobile home spaces to the existing Rocklin Mobile Home Park located off South Grove Street. All Units are complete.

**Planning Commission Hearing Date(s)/Action/Resolution:**

May 16, 2003 – Approved – PC-2003-43

**46. HOLY CROSS LUTHERAN CHURCH**

Owner: Holy Cross Lutheran Church Phone: (916) 484-6811  
4701 Grove Street  
Rocklin, CA 95677

Applicant: Image Works Architecture, Inc. Phone: (916) 648-9800  
Attn: Erik Zavas  
2335 American River Drive, Suite 303  
Sacramento, CA 95825

Zoning: R1-6

General Plan MDR

Location: APN 045-090-058, 059

Site Acreage: 4.0 Acres

File(s): DR-2002-04, U-2002-01

Proposal: An application to approve a Conditional Use Permit and Design Review for the expansion of a church site. Currently, there is a fellowship hall (6,872 square feet) with associated parking and landscaping. The proposal would add a new sanctuary building, multi-purpose room building, preschool/administration building, a kindergarten building, two classroom buildings for 1<sup>st</sup> to 6<sup>th</sup> grade students, and maintenance/storage and restroom buildings. The total building area would comprise of approximately 47,500 square feet.

Building Size(s):  
Preschool Building: 15,049 sq. ft. Currently under construction.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
March 16, 2004 – Approved – PC-2004-24, 25, 26

**47. GRANITE MARKET PLACE (LOWE'S)**

Owner: Del Paso & El Camino LLC Phone: (916) 966-4600  
5046 Sunrise Blvd., Suite One  
Fair Oaks, CA 95628  
Contact: Paul Petrovich

Applicant: Lowe's HIW, Inc. Phone: (760) 804-5325  
1530 Faraday Avenue, Suite 140  
Carlsbad, CA 92008  
Contact: Anthony E. Farmand, PE

Zoning: C-2

General Plan PD-C

Location: I-80 & Sierra College Blvd.  
APN's 045-042-045 & 045-042-050

Site Acreage: 12.55 Acres

File(s): DR-2007-05, U-2007-05

Proposal: A request for approval of a design review to construct a 138,684 square foot  
Lowe's Home Improvement Center and a conditional use permit to allow 31,709  
square feet to be used for an outdoor Garden Center.

Building Size(s):  
Building A: 138,684 sq. ft. No building permits have been issued.

**Planning Commission Hearing Date(s)/Action/Resolution:**

May 20, 2008 – Approved (Applicant appealed conditions to City Council –  
PC-2008-33 thru 36

**City Council Hearing Date(s)/Action/Resolution:**

August 12, 2008 – Approved – Reso. No. 2008-213 thru 216

**48. HARLEY DAVIDSON OF ROCKLIN (FORMERLY LASHER KIA)**

Owner: Harrosen Family Trust Phone: (916) 546-8793  
P.O. Box 939  
Carnelian Bay, CA 96140

Applicant: Panattoni Construction, Inc. Phone: (916) 340-2400  
Patrick Hastie  
8745 Folsom Blvd.  
Sacramento, CA 95826

Zoning: PD-C (Planned Development – Commercial)

Location: Granite Drive, Rocklin CA.  
APN 045-020-043

File#: DR-2002-26, DL-2002-06, U-2002-09, DR-2006-03, U-2006-02

Area: 10.14 acres

Proposal: (DR-2002-26, DL-2002-06, U-2002-09): Construction of a 18,050 square foot auto dealership on one parcel totaling 3.4 acres

(DR-2006-03, U-2006-02): Request approval of design review to modify existing auto dealership and add 20,394 square feet of new construction to be used for motorcycle sales and service.

Building Size(s):  
Dealership: 18,050 sq. ft. Finaled in 2005  
Addition: 20,394 sq. ft. No building permits were issued.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
June 3, 2003 – Approved – PC-2003-55 thru 57 (DR-2002-26)  
June 20, 2006 – Approved – PC-2006-19, 20



**49. ROCKLIN POINTE (Jamba Juice)**

Applicant: Land Development Services  
W.E. Mitchell  
4240 Rocklin Road, #5  
Rocklin, CA 95677

Phone: (916) 624-1629

Zoning: C-2

General Plan PD-C

Location: Granite Drive and Sierra Meadows.  
APN 045-101-072

Site Acreage: 1.17 Acres

File(s): DR-2002-27

Proposal: Construction of a 11,132 square foot retail building.

Building Size(s):  
Building A: 11,132 sq. ft. Finaled in 2005.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
July 15, 2003 – Approved – PC-2003-60 thru 62

**50. WINDING LANE ESTATES**

Owner: Bob & John Edmondson Phone: (916) 435-4849  
Susan Nausler  
6718 Shalimar Way  
Citrus Heights, CA 95621

Applicant: Bob Edmondson Phone: (916) 435-4849  
4071 Clubview Ct.  
Rocklin, CA 95677

Zoning: RD-4

Location: East side of Winding Lane just north of Lost Avenue.  
APN 010-250-020

File #: SD-2003-01, TRE-2003-01

Area: 7.22 acres

Proposal: 27 single-family lots. No construction activity has taken place.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
August 2, 2005 – Approved – PC-2005-85 thru 86

**City Council Hearing Date(s)/Action/Resolution:**  
September 27, 2005 – Approved – Reso. No. 2005-335  
2007 – Mandatory 3 year extension for off-site improvements  
(Expiration: 9/27/2010)  
2008 – SB11185 12 month extension (Expiration: 9/27/2011)  
2009 – AB333 24 month extension (Expiration: 9/27/2013)  
**2011 – AB208 24 month extension (Expiration: 9/27/2015)**

**51. KFC/A&W REMODEL**

Owner: Harman Management Corp.  
Larry Nelson  
P.O. Box 572530  
Salt Lake City, UT 84157

Phone: (916) 689-2190

Applicant: ATI Architects & Engineers  
Scott Giles or Kelly Marino  
2510 Douglas Blvd.  
Roseville, CA 95661

Phone: (916) 772-1800

Zoning: C-2

General Plan PD-C

Location: 4855 Granite Drive, Rocklin, CA.  
APN 045-102-013

Site Acreage: 0.37 Acres

File(s): DR-2003-14

Proposal: Approval of a design review to convert the exterior of the existing KFC restaurant into a dual image KFC/A&W. Upgrade the handicap parking stalls into the current standards. Extend the current drive-thru stacking lane and add landscaping. Exterior modifications are complete.

**Planning Commission Hearing Date(s)/Action/Resolution:**

May 4, 2004– Approved – PC-2004-41

**52. NIELLO PORSCHE DEALERSHIP**

Owner: Richard L. Niello, Jr.  
4609 Madison Avenue  
Sacramento, CA 95841

Phone: (916) 334-6300

Applicant: Steven W. Shower  
4680 Oak Glen Way  
Fair Oaks, CA 95628

Phone: (916) 743-5254

Zoning: C-2

General Plan RC

Location: Granite Drive, Rocklin, CA.  
APN 045-080-037

Site Acreage: 2.94 Acres

File(s): DR-2003-17, U-2003-13

Proposal: Approval of a minor use permit and design review to allow the construction of a 22,305 square foot automobile dealership on 2.94 acres.

Building Size(s):  
Dealership: 23,305 sq. ft. Finaled in 2006

**Planning Commission Hearing Date(s)/Action/Resolution:**

March 2, 2004 – Approved – PC-2004-21

**53. SAMOYLOVICH ESTATES**

Owner: Vadim & Eugene Samoylovich  
6352 Chapel View Lane  
Citrus Heights, CA 95621

Phone: (916) 721-9895

Applicant: Land Development Services  
W. E. Mitchell  
4240 Rocklin Road, #5  
Rocklin, CA 95677

Phone: (916) 624-1629

Zoning: PD-4

Location: Lost Avenue & Winding Way.  
APN 010-260-040

File #: DL-2003-07

Area: 1.85 acres

Proposal: 4 single-family lots.

**Planning Commission Hearing Date(s)/Action/Resolution:**

May 3, 2005 – Approved – PC-2005-57 (**EXPIRED** on May 3, 2007)

**54. CORRAL PARCEL MAP**

Owner: Frances C. Pugliese Phone: (916) 967-0451  
Carnation C. Noel & Patricia C. Byrnes  
4615 Las Lindas Way  
Carmichael, CA 95608

Zoning: R1-6, C-1

Location: 4130 Diego Way & 4135 Rocklin Road  
APN's 010-180-061 & 010-180-060

File #: DL-2004-01 & V-2004-03

Area: 1.85 acres

Proposal: 2 single-family lots.

**Planning Commission Hearing Date(s)/Action/Resolution:**

April 6, 2004 – Approved – PC-2004-31

**55. DAWSON OIL COMPANY – ADDITIONAL WAREHOUSE**

Owner: Mel Dawson, Inc., Phone: (916) 624-8284  
DBA: Dawson Oil Company  
Kasey Fray Fax: (916) 632-3406  
4325 Pacific Street  
Rocklin, CA 95677

Zoning: M-2

General Plan HI

Location: 4325 Pacific Street, Rocklin  
APN 045-020-040

Site Acreage: 2.94 Acres

File(s): DR-2004-07

Proposal: Proposed new warehouse of 2,625 sq. feet to be constructed in existing truck yard for additional storage space.

Building Size(s):  
Building A: 2,625 sq. ft. Finaled in 2005

**Planning Commission Hearing Date(s)/Action/Resolution:**

November 2, 2004 – Approved – 2004-77

**56. SAN RAMON BOAT CENTER**

Owner: San Ramon Boat Center, Inc.  
2250 San Ramon Valley Blvd.  
San Ramon, CA 94583

Phone: (925) 837-5558  
Fax: (925) 838-5881

Applicant: Vitae Architecture  
Kirby Loo, AIA  
2277 Fair Oaks Blvd. Suite 110  
Sacramento, CA 95825

Phone: (916) 921-6584 x225  
Fax: (916) 921-6586

Zoning: PD-C

General Plan RC

Location: 4371 Granite Drive  
APN: 045-020-091

Site Acreage: 2.75 Acres

File(s): DR-2004-08, U-2004-05

Proposal: Request for Design Review approval for a 19,500+ square foot boat dealership.  
The Conditional Use Permit is for outdoor storage and display.

Building Size(s):  
Dealership: 19,315 sq. ft. Finaled in 2006

**Planning Commission Hearing Date(s)/Action/Resolution:**

August 17, 2004 – Approved – PC-2004-63  
August 16, 2005 – Approved – PC-2005-96 (Modification)

**57. THE VILLAGE AT ROCKLIN PAVILION**

Owner: Ralph Trimm  
4490 Pacific Street  
Rocklin, CA 95677  
Phone: 916-624-1682  
Fax:

Applicant: RHL Design Group, Inc.  
1340 Arnold Dr., Ste. 110  
Martinez, CA 94553  
Blythe Wilson  
[bwilson@rhldesign.com](mailto:bwilson@rhldesign.com)  
Phone: 925-313-9700  
Fax: 925-313-9709

Zoning: PD-C

Location: Granite Dr. near Sierra College Blvd.  
APN: 045-041-018, 019 & 020

File #: DR-2005-06, U-2005-04, and TRE-2005-03

Area: 6.76 acres

Proposal: Request Use Permit and Design Review approval for development of +/- 15,000 sq. ft. single story retail building, +/- 30,000 sq. ft two story retail and office building and two future building pads consisting of a 9,000 sq. ft. building and a 7,000 sq. ft. building.

Status: The project is was withdrawn.



**58. ROCKLIN COMMONS**

Owner: Rocklin Pavilions LLC & Rocklin Pavilion Sales LLC Phone: 714-966-6426  
c/o Donaue Schriber Realty Group LP Fax: 714-850-1420  
200 E. Baker Street, Suite 100  
Costa Mesa, CA 92626

Applicant: HalBear Enterprises. Phone: 916-920-8272  
2100 Northrop Avenue, Suite 500 Fax: 916-922-1471  
Sacramento, CA 95825

Zoning: PD-C

General Plan: RC

Location: NWC Sierra College Blvd., and I-80 @ Granite Dr.

File #: DR-2006-19, DL-2006-07, U-2006-13, TRE-2006-29, PDG-2006-01

Area: 45.9 acres

Proposal: Request for approval of a tentative parcel map, general development plan, design review, oak tree removal permit, design review and a conditional use permit for a regional shopping center. The project consists of 17 buildings and 410,942 square feet of retail space. The conditional use permit would allow for outside storage and display, outdoor vendor sales and/or outdoor seasonal sales.

**Building Size(s):**

- Major A: 159,170 sq. ft. (Is under construction)
- Shops B: 18,600 sq. ft.
- Major C: 29,996 sq. ft.
- Major D: 29,300 sq. ft.
- Major E: 92,596 sq. ft.
- Pad 1: 5,000 sq. ft.
- Pad 2: 5,000 sq. ft.
- Pad 3: 6,000 sq. ft.
- Pad 4: 6,000 sq. ft.
- Pad 5: 7,800 sq. ft.
- Pad 6: 8,500 sq. ft.
- Shops 7: 13,000 sq. ft.
- Shops 8: 6,000 sq. ft.
- Pad 9: 5,000 sq. ft.
- Pad 10: 5,000 sq. ft.
- Pad 11: 8,000 sq. ft.
- Pad 12: 6,000 sq. ft.

**Planning Commission Hearing Date(s)/Action/Resolution:**

October 19, 2009 – Approved – PC-2009-23 thru 29

**City Council Hearing Date(s)/Action/Resolution:**

December 8, 2009 – Approved – PC-2009-233 thru 236

**59. CREEKSIDE COUNSELING**

Owner/Applicant:  
Laudon & Dean Rowen and  
Marina Gunst & Davis Richmond  
5341 Wesley Rd.  
Rocklin, CA 95765

Phone: 916-315-2715  
Fax: 916-415-1049

Zoning: C-2

General Plan RC

Location: 5180 Grove Street  
APN# 010-136-024

Site Acreage: 2.75 Acres

File(s): DR-2005-05

Proposal: Convert existing house & garage to office space from residential to commercial.  
Remodel was finalized in 2006.

**Planning Commission Hearing Date(s)/Action/Resolution:**

July 19, 2005 – Approved – PC-2005-81

**60. GRANITE DRIVE RETAIL/OFFICE**

Owner: Jason & Carlo Morehouse  
7665 Wildflower Court  
Granite Bay, CA 95746

Phone: 916-752-7592  
Fax: 925-780-3504

Applicant: Catalyst Construction  
1495 Nichols Lane  
Rocklin, CA 95765  
Rommel Llanes

Phone: 916-626-3344  
Fax: 916-626-3345

Zoning: PD-C

General Plan RC

Location: APN: 045-020-090

Site Acreage: 2.16 Acres

File(s): DR-2004-38

Proposal: Request for approval of a design review entitlement to allow for two retail/office buildings with a total of 22,000 square feet.

Building Size(s):  
Building A: 10,125 sq. ft. Finaled in 2007  
Building B: 12,150 sq. ft. Finaled in 2007

**Planning Commission Hearing Date(s)/Action/Resolution:**  
July 5, 2005 – Approved – PC-2005-74

**61. CIRCUIT PLACE**

Owner: Fileks, Veytsman, Vadim Yulayer Phone: 916-919-1165  
3611 Nicolette Way  
Carmichael, CA 95608  
[F.veytsman@comcast.net](mailto:F.veytsman@comcast.net)

Applicant: Area West Engineers, Inc. (Richard Rozumowicz) Phone: 916-725-5551  
7478 Sandalwood Drive, Ste. 400 Fax: 916-725-5808  
Citrus Heights, CA 95621  
[Richard@areawesteng.com](mailto:Richard@areawesteng.com)

Zoning: R1-6

Location: 4455 Circuit Court, Rocklin  
APN(s): 045-031-013 & 014

File #: SD-2006-01

Area: 2.4 acres

Proposal: 11 single-family lots. No construction activity has taken place.

**Planning Commission Hearing Date(s)/Action/Resolution:**

September 4, 2007 – Recommended approval to City Council – PC-2007-62

**City Council Hearing Date(s)/Action/Resolution:**

October 9, 2007 – Approved – Reso. No. 2007-311

**62. PACIFIC TECH PARK**

Owner: Foothill Tech Properties, LLC Phone: 530-682-2676  
P.O. Drawer C Fax: 916-435-2091  
Yuba City, CA 95992  
[corlin@surewest.net](mailto:corlin@surewest.net)

Applicant: Borges Architectural Group Phone: 916-782-7200  
1508 Eureka Rd. Fax: 916-773-3037  
Roseville, CA 95661  
Contact: Mal Montoya  
[mal@borgesarch.com](mailto:mal@borgesarch.com)

Zoning: PD-C, PD-LI (Previously C-2)

General Plan RC, LI

Location: Pacific Street

Site Acreage: 7.62 Acres

File(s): DR-2006-02, DL-2006-02, GPA-2006-01, Z-2006-01

Proposal: Request approval of Design Review to construct seven (7) concrete tilt buildings on 7.62 acres. Additionally, we request a zoning change from C-2 to C-2, LI.

Building Size(s):

- Building A: 10,296 sq. ft. Currently under construction
- Building B: 8,470 sq. ft. No building permits have been issued
- Building C: 9,344 sq. ft. No building permits have been issued.
- Building D: 8,300 sq. ft. No building permits have been issued.
- Building E: 4,380 sq. ft. No building permits have been issued.
- Building F: 16,287 sq. ft. No building permits have been issued.

**Planning Commission Hearing Date(s)/Action/Resolution:**

July 3, 2007- Recommended approval to City Council – PC-2007-44 thru 46

**City Council Hearing Date(s)/Action/Resolution:**

August 14, 2007 – Approved – Reso. No. 2007-229 thru 231

**63. GRANITE CREEK PARCEL MAP**

Owner: Granite Bay Ventures  
2998 Douglas Blvd. Suite 300  
Roseville, CA 95661  
Phone: 916-870-3806  
Fax: 916-780-3851

Applicant: Omni-Means  
943 Reserve Drive  
Roseville, CA 95678  
Contact: Scott Robertson  
Phone: 916-782-8688  
Fax: 916-782-8689

Zoning: M-1

Location: NW Corner of Granite Drive and Dominguez Rd  
APN: 045-010-69, 070, 045-020-043, 074

File #: DL-2007-01

Area: 63.72 acres

Proposal: Subdivide property into four parcels.

Status: The Planning Commission approved the project on March 20, 2007  
(PC-2007-15) . The Parcel Map has been recorded.

**64. ROCKLIN DMV**

Owner: Granite Bay Office Partners Phone: 916-485-8900  
3620 Fair Oaks Blvd., Suite 160 Fax: 916-485-5780  
Sacramento, CA 95864

Applicant: Perkins, Williams & Cotterill Architects Phone: 916-851-1400  
10690 White Rock Road, Suite 300 Fax: 916-851-1408  
Rancho Cordova, CA 95670  
Contact: Roy Cotterill

Zoning: C-2

General Plan RC

Location: 5245 South Grove Street  
APN: 010-240-004

Site Acreage: 3.26 Acres

File(s): DR-2006-21

Proposal: Design review of a 8,650 square foot new field office for the Department of Motor Vehicles.

Building Size(s):  
Building A: 8,650 sq. ft. Finaled in 2008.

**Planning Commission Hearing Date(s)/Action/Resolution:**

May 1, 2007 – Approved – PC-2007-22

**City Council Hearing Date(s)/Action/Resolution:**

May 22, 2007 – Approved – PC-2007-134

**65. MEYERS COURT SUBDIVISION**

Owner: Patrick Garcia and Sean Murray  
3896 Fox Den Circle  
Lincoln, CA 95648

Phone: 916-343-3030  
Fax: 916-645-3391

Applicant: Land Development Services, Inc  
2571 Warren Drive  
Rocklin, CA 95677  
Contact: Bill Mitchell

Phone: 916-624-1629  
Fax: 916-624-7962

Zoning: R1-6

Location: 5060 Meyers Street  
APN: 010-180-041

File #: SD-2007-02

Area: 1.76 acres

Proposal: 9 single-family lots.

**Planning Commission Hearing Date(s)/Action/Resolution:**

September 18, 2007 – Approved – PC-2007-64

**City Council Hearing Date(s)/Action/Resolution:**

October 23, 2007 – Approved – Reso. 2007-323



**66. 4865 GROVE STREET TENTATIVE SUBDIVISION MAP**

Owner: Alec Smidt Phone: 916-715-5991  
521 Flower lane Fax: 916-984-5622  
Folsom, CA 95630

Applicant: Omni-Means Phone: 916-782-8688  
943 Reserve Drive Fax: 916-782-8689  
Roseville, CA 95678  
Contact: Scott Robertson

Zoning: R1-6

Location: 4865 Grove Street  
APN: 010-097-002, 045-090-010

File #: SD-2006-03

Area: 1.56 acres

Proposal: 7 single-family lots.

**Planning Commission Hearing Date(s)/Action/Resolution:**

June 19, 2007 – Approved – PC-2007-33 thru 35

**City Council Hearing Date(s)/Action/Resolution:**

August 14, 2007 – Approved – Reso. 2007-226

**67. GRANITE CREEK PLAZA**

Owner: Granite Bay Ventures Phone: 916-780-3806  
2998 Douglas Blvd. Fax: 916-780-3849  
Roseville, CA 95661  
Contact: Tim Gagnier  
[tgagnier@gbventures.com](mailto:tgagnier@gbventures.com)

Applicant: Ubora Engineering & Planning, Inc. Phone: 916-780-2500  
2901 Douglas Blvd., Suite 285 Fax: 916-780-6777  
Roseville, CA 95661  
Contact: George Djan/Amy Dy  
[george@uborainc.com](mailto:george@uborainc.com)/[amy@uborainc.com](mailto:amy@uborainc.com)

Zoning: C2

General Plan RC

Location: NWC Sierra College Blvd. and Granite Drive  
045-041-016 and 025

Site Acreage: 7.62 Acres

File(s): DR-2006-02, DL-2006-02, GPA-2006-01, Z-2006-01

Proposal: Request for approval of tentative parcel map, use permit, and design review for a 21-acre cinema/shopping center consisting of 12 buildings with a total of 162,300 sq. ft. of retail space.

Building Size(s):  
Major Retail 1: 24,000 sq. ft.  
Major Retail 2: 32,000 sq. ft.  
Minor Retail 1: 5,000 sq. ft.  
Minor Retail 2: 5,000 sq. ft.  
16-Screen Cinema: 54,300 sq. ft.  
Pad A: 4,000 sq. ft.  
Pad B: 4,000 sq. ft.  
Pad C: 10,000 sq. ft.  
Pad D: 10,000 sq. ft.  
Pad E: 4,000 sq. ft.  
Pad F: 5,000 sq. ft.  
Pad G: 5,000 sq. ft.

Status: Application Withdrawn.

**68. DR. GHOSHAL OFFICE BUILDING**

Owner/Applicant

: Asish & Anita Ghoshal  
6601 Coyle Avenue  
Carmichael, CA 95608  
[shivanideewane@hotmail.com](mailto:shivanideewane@hotmail.com)

Phone: 916-967-1288  
Fax: 916-967-0518

Zoning: C-2

General Plan RC

Location: 5135 Ward Lane  
APN #045-101-081

Site Acreage: 0.646 Acres

File(s): DR-2007-17

Proposal: Approval of design review to convert an existing residence into a medical office.

Building Size(s):

Existing Home to Be Converted to Office Use: 1,081 sq. ft.  
The project was finalized.

**Planning Commission Hearing Date(s)/Action/Resolution:**

September 2, 2008 - Approved – PC-2008-51

**69. IN-N-OUT BURGER**

Owner: Petrovich Development Co. Phone: 916-966-4600  
5046 Sunrise Blvd., Suite One Fax: 916-966-4005  
Fair Oaks, CA 95628  
Contact: Philip Harvey  
[phil@petrovichdevelopment.com](mailto:phil@petrovichdevelopment.com)

Applicant: Petrovich Development Co. Phone: 916-966-4600  
5046 Sunrise Blvd., Suite One Fax: 916-966-4005  
Fair Oaks, CA 95628  
Contact: Paul Petrovich  
[paul@petrovichdevelopment.com](mailto:paul@petrovichdevelopment.com)

Zoning: C2

General Plan RC

Location: Sierra College & I-80  
APN: 045-042-039

Site Acreage: 0.5 Acres

File(s): DR-2006-02, DL-2006-02, GPA-2006-01, Z-2006-01

Proposal: Request approval for design review for an In-N-Out Burger restaurant with a drive-thru on a .5 acre pad parcel adjacent to the City of Rocklin approved Lowe's project at Sierra College Blvd. and Granite Drive.

Status: This project was withdrawn.

**70. ROCKLIN UNIFIED SCHOOL DISTRICT TRANSPORTATION FACILITY**

Owner: Scott and Stephanie Godfrey  
Jerome and Donna Merritt

Applicant: Rocklin Unified School District  
2615 Sierra Meadows Drive  
Rocklin, CA 95677

Zoning: M2

General Plan HI

Location: 2225 Corporation Road

Site Acreage: 1.9 Acres

File(s): DR-2009-05

Proposal: Request to approve a 4000 sq. ft. bus maintenance building and modernization of an existing 4800 square foot office .  
The project was finalized in 2011.

**Planning Commission Hearing Date(s)/Action/Resolution:**

April 20, 2011 – Approved – PC-2010-8, 9, 10

**71. BARAKAT OFFICE BUILDING**

Owner: Robert Barakat  
6015 Pacific Street #11  
Rocklin CA 95677

Applicant: Norman H. Smith Architect  
P.O. Box 934  
Rocklin CA 95677

Zoning: C-2

General Plan RC

Location: 4275 Rocklin Road  
APN

Site Acreage: 0.63 Acres

File(s): DR-2010-21, TRE-2010-21

Proposal: Construction of a 5800 square foot office building.

**Planning Commission Hearing Date(s)/Action/Resolution:**

June 7, 2011 – Approved – PC-2011-23

**72. PREMIER WEST BANK RE-ROOF**

Owner: Premier West Bank  
503 Airport Road  
Medford, OR 97504

Zoning: C-2

General Plan RC

Location: 4875 Granite Drive  
APN 045-102-044, 015, 016

Site Acreage: 0.75 Acres

File(s): DR-2011-02

Proposal: To re-roof the building and paint

**Planning Commission Hearing Date(s)/Action/Resolution:**

August 2, 2011 – Approved – PC-2011-25

**73. ROCKLIN CEMETERY -- NEW STORAGE BUILDINGS**

Owner: Newcastle Rocklin Cemetery District  
850 Taylor Road  
Newcastle, CA 95658

Applicant: Josh Hinkey, P.E.  
2920 Fox Den Circle  
Lincoln, CA 95648

Zoning: OA

General Plan R-C

Location: South of intersection of South Grove Street and Kannasto  
APN 045-010-054 and 056

File(s): DR-2012-06

Proposal: Construction of two storage buildings and an outdoor enclosed fenced storage area.

**Planning Commission Hearing Date(s)/Action/Resolution:**

This application is pending.



74. **BELLA VIDA**

Owner: Taylor Road 24, LLC  
Martin Harmon  
4020 Sierra College Blvd.  
Rocklin , CA 95677

Applicant: Micah Sparks  
4020 Sierra College Blvd.  
Rocklin, CA 95677

Zoning: C-2

Location: South Side of Pacific St., approximately 200 feet west of Brace Road  
APN: 045-013-018, 019; 045-041-026, 027

File #: DR-2012-007, U-2012-07

Area: 7 acres

Proposal: A four story 140 unit, 200,250 square foot Senior Independent Living Complex.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
April 2, 2013 – Approved – PC-2013-22, 23

**City Council Hearing Date(s)/Action/Resolution:**  
May 14, 2013 – Approved – Reso. 2013 – 103, 105

**75. 5120 WARD LANE**

Owner: Reza Bayati  
8869 Greenback Lane #208  
Orangevale, CA 95662

Applicant: Ruggeri, Jensen, Azar  
2541 Warren Drive Ste 100  
Rocklin, CA 95677

Zoning: C-2

Location: 5120 Ward Lane  
APN: 045-101-019

File #: BZ-2012-01

Area: 0.75 acres

Proposal: To convert a single family residence to an office space

**Community Development Department Hearing Date(s)/Action/Resolution:**  
This project is pending.