



# NORTH OF SUNSET BOULEVARD (Map Sheet 5)

## 1. COLISH SUBDIVISION

Owner: Caramazza Development Company Phone: (916) 289-1416  
9330 Cherry Avenue Fax: (916) 989-5309  
Orangevale, CA 95662

Applicant: Burrell Consulting Group, Inc. Phone: (916) 783-8898  
Jerry Aplant Fax: (916) 783-8222  
1001 Enterprise Way, Suite 100  
Roseville, CA 95678

Zoning: R1-6

Location: Hawes Way & Bolton Way, Rocklin, CA  
APN 010-220-014

File #: SD-2004-01, TRE-2004-18

Area: 2.3 acres

Proposal: 8 single-family lots. Site improvements have been installed, no units have been built yet.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
September, 21, 2004 – Approved – PC-2004-70, 71

**City Council Hearing Date(s)/Action/Resolution:**  
October 26, 2004 – Approved – Reso. No. 2004 -328, 329

**2. OAK ROCK ESTATES**

Owner: Jack and Geneva Barker Phone: (530) 885-6619  
304 Hammond Drive  
Auburn, CA 95603

Applicant: Burrell Engineering Group, Inc. Phone: (916) 536-1900  
11344 Coloma Road, Suite 435  
Gold River, CA 95670

Zoning: PD-6

Location: The corner of 2nd and "C" Street.  
APN 010-210-19

File #: PDG-94-05, Z-94-04, SD-94-04, SPU-96-02, DR-2000-05

Area: 2.24 acres

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

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

March 19, 1996 – Approved – PC-96- 20, 21 22  
- Approved – PC-2000-87 (DR-2000-05)

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

August 27, 1996 – Approved – Reso. No. 96-217

**3. YANKEE HILL SUBDIVISION**

Owner: George Tsakapoulis Phone: (916) 972-7000  
7423 Fair Oaks Boulevard, Suite 12  
Carmichael, CA 95608

Applicant: Land Development Services Phone: (916) 624-7962  
Attn: William E. Mitchell  
4240 Rocklin Road, Suite 5  
Rocklin, CA 95677

Zoning: PD-3

Location: East of Yankee Hill and just north of Pacific Street.  
APN's 045-010-024, -025, -026, -031, -032, -033, -034

File #: (Original Project) EIR-88-02, GPA-90-06, Z-87-05, SD-87-17,  
(Modified Project)SD-95-01, SPU-95-07, SD-95-01A, SPU-95-07A

Area: 327 acres

Proposal: 199 single-family lots. All lots have been built out.

Original Project

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

August 30, 1990 – Approved –PC- 90-79

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

December 11, 1990 – Approved – Reso. No. 90-386 thru 387

1 Year Time Extension

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

February 16, 1993 – Approved – PC-93-12

Modification

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

December 19, 1995 – Approved – PC-95-82 thru 83

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

February 13, 1996 – Approved – Reso 96-29

1 Year Extension of Time

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

April 13, 1999 – Approved – Reso 99-110

**4. COMMUNITY COVENANT CHURCH**

Proponent: California Conference of the  
Evangelical Covenant Church  
5140 Topaz Avenue  
Rocklin, CA 95677

Phone: (916) 624-1690

Zoning: R1-7.5

General Plan MDR

Location: 5140 Topaz Ave.  
APN 016-150-007

Site Acreage: 4.047 Acres

File(s): U-96-10, DR-2009-04

Proposal: U-96-10; Addition of 210 seats to the existing 160 seats for a total of 370 seats; addition to the church of 1,983 square feet and installation of four modular buildings to be used as classrooms. Addition of 29 parking spaces to meet parking requirements for the church.

DR-2009-04: Addition of a 1632 square foot foyer. Also change in roof material for a portion of the existing roof. Addition of a 24' x 40' portable structure for a Sunday school room and modification to the existing monument sign.

Building Size(s):

Addition: 1,983 sq. ft. Finaled in 1998

Modular Classrooms: 1,440 sq. ft. Finaled in 1998

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

February 4, 1997 – Approved – PC-97-06 (U-96-10)

July 20, 2010 – Approved – PC-2010-17 (DR-2009-04)

**5. NORTHWEST CORNER OF PACIFIC STREET & MIDAS AVENUE**

Owner: Southern Pacific Transportation Company Phone: (415) 541-7053  
 49 Stevenson Street, 15<sup>th</sup> Floor  
 San Francisco, CA

Applicant: Sierra Olympus Construction Phone: (916) 791-5385  
 8265 Sierra College Boulevard, Suite 300  
 Rocklin, CA 95677

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

The PD-C zoning is limited to proposed Parcel A, while Parcels B, C, D, E, and F are zoned PD-LI. (The property is covered by PDG-94-03)

General Plan: The general plan designation for the property is retail commercial for the portion of the property to become proposed Parcel A, and light industrial for the portion of the property that would become proposed Parcels B, C, D, E, and F.

Location: The subject property is generally located at the northwest corner of Midas Avenue and Pacific Street.  
 APN's 010-010-006, 007, 010-080-001

File #: SPU-98-14, DL 98-06, SPU-98-14A, SPU-98-14B

Area: 19.069 acres

Proposal: An application to approve a Specific Plan Use Permit and Tentative Parcel Map for a 19.069 (gross) acre parcel. Said Tentative Parcel Map to subdivide the property into 6 parcels and the Specific Plan Use Permit is to approve Light Industrial buildings on Parcels B, C, D, E, and F.

There was previously a lumber mill processing facility, gas facility, and yard on the site. Access to the proposed parcels is proposed to be from Pacific Street and Yankee Hill Road.

Proposed Site Development					
Proposed Parcel	Parcel Area (acres)	Zoning	Proposed Building Size (Square Feet)	Proposed Parking (Spaces)	Proposed Use
A	6.042	PD-C	none	none	None
B	5.250	PD-LI	8,680 warehouse 4,320 office	56	U.S. Rentals: warehouse, office, batch plant, construction equipment rental and storage, diesel fueling storage tank(s)
C	1.245	PD-LI	22,331	26	Warehouse
D	1.212	PD-LI	20,252	26	Warehouse
E	1.138	PD-LI	17,856	28	Warehouse
F	1.265	PD-LI	12,920	27	Warehouse

## North of Sunset

The proposed project includes construction on Parcels B, C, D, E, and F of one-story concrete tilt-up buildings of up to 30 feet in height, fencing, landscaping, parking, and access driveways. Hours of operation will be from 6:00 AM to 6:00 PM.

Status: The Planning Commission approved the project on December 1, 1998 (PC-98-105). On April 6, 1999, the Planning Commission approved PC-99-31, approving a modification to the design of the project. The United Rentals sign was approved on September 5, 2000, via PC-2000-76. All the buildings are currently built, with exception of Parcel C which was subsequently approved for parking for Kniesel's Automotive.

**6. PACIFIC STREET REZONE**

Owners: Southern Pacific Transportation Company  
C/o Mark Bonfigli  
Southern Pacific Building  
1 Market Plaza, Suite 912  
San Francisco, CA 94105

Ralph Trimm  
4490 Pacific Street  
Rocklin, CA 95677

Applicant: City of Rocklin

Location: West side of Pacific Street, north of Midas Avenue and south of Yankee Hill Road. Between Midas Avenue and Yankee Hill Road.  
APN's 010-010-006, 010-010-007, 010-040-025, 010-080-001, 010-010-005

File #: GPA-93-02, Z-93-01, PDG-94-03

Area: 30 acres

Zoning: Proposed: 2 to 5 acres on the northwest corner of Midas Avenue and Pacific Street: Planned Development: Commercial (PD-C); 25-28 acres between Midas and Yankee Hill east of Pacific Street: Planned Development: Light Industrial (PD-LI).

Proposal: A General Plan Amendment, Rezoning and General Development Plan to change the 2 to 5 acres on the northeast corner of Midas Avenue and Pacific Street to Planned Development, Commercial and to approve development standards and uses for that property, and to change the remainder of the 30 acres (approximately 25-28 acres) to planned development, light industrial, and establish development standards for that property.

Status: The project was recommended for approval by the Planning Commission on July 19, 1994, and was approved by the City Council on September 13, 1994.



**7. OLD HIGHWAY 40 BUSINESS PARK (PARCELS 1 –3)**

Owner: Fillner Construction, Inc. Phone: (916) 372-1985  
Steve Welge  
3633 Seaport Blvd  
West Sacramento, CA 95691

Applicant: RHL Design Group, Inc. Phone: (916) 646-4003  
Roy W. Pedro  
650 Howe Avenue, Suite 504  
Sacramento, CA 95825

Zoning: PD-LI

General Plan LI

Location: 4700 Yankee Hill Road

Site Acreage: 10.012 Acres

File(s): DR-2002-24, DL-2002-04

Proposal: Request approval of 20,000 square foot light industrial plus 8,000 square feet of offices and 8,527 square feet of light industrial buildings with associated offices. Development will encompass an open equipment/RV storage area at west corner of the site. 10,600 light industrial building with associated offices.

Building Size(s):  
Building A: 11,358  
Building B: 17,272

**Planning Commission Hearing Date(s)/Action/Resolution:**  
May 6, 2003 – Approved– PC-2003-

**8. YANKEE HILL INDUSTRIAL PARK**

Owner: David Rossi  
Yankee Hill Industrial Park  
4350 Yankee Hill Road  
Rocklin, CA 95677

Applicant: Land Development Services Phone: (916) 624-1629  
4240 Rocklin Rd., Suite 10  
Rocklin, CA 95677

Zoning: PD-LI

General Plan LI

Location: East of Yankee Hill Road, south of Antelope Creek.  
APN 045-020-01

Site Acreage: 3.7 Acres

File(s): SPU-90-37

Proposal: Industrial complex with 13,200 sq. ft. square-feet of building area, designed as a  
condominium complex.

Building Size(s):  
Building A: 2,400 sq. ft. Finaled in 1992  
Building A: 2,000 sq. ft. Finaled in 1992  
Building A: 2,400 sq. ft. Finaled in 1992  
Building A: 2,400 sq. ft. Finaled in 1992  
Building A: 1,600 sq. ft. Finaled in 1992  
Building A: 2,400 sq. ft. Finaled in 1992

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

April 2, 1991 – Approved – PC-91-21

**9. WYATT INDUSTRIAL PARK**

Owner: Mr. & Mrs. James Wyatt  
4231 Pacific Street, Suite 4  
Rocklin, CA 95677

Applicant: Burrell Engineering  
6939 Sunrise Boulevard, Suite 121  
Citrus Heights, CA 95610

Phone: (916) 969-1900

Zoning: PD-LI

General Plan LI

Location: 4205 Delmar Avenue  
APN's 045-320-001 thru 006

Site Acreage: 4.18 Acres

File(s): DL-88-05

Proposal: A 6-lot industrial park

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

May 17, 1988 – Approved

**10. R.U.S.D. MAINTENANCE & FOOD SERVICES**

Owner: Rocklin Unified School District Phone: (916) 624-2428  
2615 Sierra Meadows Drive  
Rocklin, CA 95677

Applicant: Rocklin Unified School District Phone: (916) 624-2428  
Sue Wesselius  
2615 Sierra Meadows Drive  
Rocklin, CA 95677

Zoning: PD-LI

General Plan LI

Location: APN's 045-010-043 and 045-010-044

Site Acreage: 5 Acres

File(s): DR-2008-02 (Previously expired DR-2003-12)

Proposal: Approval of design review to construct a 12,517 square foot Maintenance building and a 4,809 square foot Food Services building on front 2 ½ acres

Building Size(s):  
Building A: 12,517 sq. ft. Currently under construction  
Building B: 4,809 sq. ft. Currently under construction.

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

September 2, 2008 – Approved – PC-2008-52  
All of the buildings are constructed.

**11. SUNSET HEIGHTS**

Developer: Southfork Partnership Phone: (916) 783-3300  
2150 Douglas Boulevard  
Roseville, CA 95678

Engineer Morton & Pitalo, Inc. Phone: (916) 927-2400  
1788 Tribute Road, Suite 200  
Sacramento, CA 95815

Zoning: R1-6

Location: East of Whitney Boulevard, opposite Crest Drive.

File #: SD-87-14

Area: 115acres

Proposal: 291 single-family lots. All lots have been built out.

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

January 5, 1988 – Approved – PC-88-02

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

February 23, 1988 – Approved – Reso. No. 88-62

**12. SUNSET COUNTRY CLUB, UNIT 5**

Developer: Coker-Ewing  
2150B Douglas Boulevard  
Roseville, CA 95678

Zoning: R1-12.5

Location: East of Whitney Boulevard, south of Sunset Heights, north of Bonanza.  
APN Bk. 16, Pg. 39

File #: SD-77-02

Area: 19.99 acres

Proposal: 41 single-family lots. All lots have been built out.

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

– Approved – PC-78-50  
September 28, 1982 – Approved – PC-82-44 (Modification)

**13. ROCKLIN RIDGE ESTATES**

Developer: John Mourier  
1840 Vernon Street, Suite 9  
Roseville, CA 95678

Phone: (916) 782-8829

Zoning: R1-7.5

Location: Northeast of Sunset Blvd., north of the golf course and southwest of the northern terminus of Whitney Blvd.  
APN Bk. 370, Pages 7, 8, 9, 11, 12

File #: SD-87-08

Area: 39.4 acres

Proposal: 132 single-family lots. All lots have been built out.

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

May 19, 1987 – Approved – PC-87-40

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

June 23, 1987 – Approved – Reso. No. 87-193

**14. FAIRWAY HEIGHTS**

Owner: Antelope Estates Phone: (916) 624-4504  
C/o Douglas Hanzlick  
4240 Rocklin Road, Suite 10  
Rocklin, CA 95677

Engineer: Land Development Services, Inc. Phone: (916) 624-1629  
4240 Rocklin Road, Suite 6  
Rocklin, CA 95677

Zoning: PD-4

Location: Northeast of Sunset, and south of the golf course.  
APN Bk. 16, Pages 47, 48, 50, 51, 53, 55

File #: SD-86-07, SPU-86-06

Area: 56.44 acres

Proposal: 199 single-family lots. All lots have been built out.

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

June 17, 1986 – Approved – PC-86-24

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

July 8, 1986 – Approved – Reso. No. 86-136



**15. ROCKLIN RANCH BUSINESS PARK (PHASE 3)**

Owner: Century Vision Developers, Inc. Phone: (916) 920-3666  
4711 Pell Drive, Suite 1  
Sacramento, CA 95838

Applicant: The Spink Corporation Phone: (916) 925-5550  
2590 Venture Oaks Way  
Sacramento, CA 95833

Zoning: PD-LI

General Plan LI

Location: Monopoly Court and Delmar Road.  
APN's 045-320-001, -002, -003, -004, -005, and -006

Site Acreage: 3.0 Acres

File(s): SPU-99-27

Proposal: Approval of four industrial buildings measuring 7,488 square feet, 6,144 square feet, 7,200 square feet, and 22,993 square feet. **Approved at a staff level.**

Building Size(s):  
Building A: 7,488 sq. ft. Finaled in 2000.  
Building B: 6,144 sq. ft. Finaled in 2001  
Building C: 7,200 sq. ft. Finaled in 2001  
Building D: 22,993 sq. ft. Finaled in 2000

**16. SUNSET & WHITNEY SERVICE STATION**

Owner: Basati, Inc. Phone: (925) 253-0053  
Kirhal Basati Fax: (925) 425-5500  
1384 Alvermaz Dr.  
San Jose, CA 95121

Applicant: Lex Coffroth - Architect Phone: (916) 478-2788  
9332 Laguna Lake Way Fax: (916) 478-2789  
Elk Grove, CA 95758

Zoning: C-2

General Plan RC

Location: 2801 Sunset Blvd. at Northeast corner of Sunset Blvd. and Whitney Blvd.  
APN 016-220-012

Site Acreage: 0.404 Acres

File(s): DR-2004-25 and U-2004-15, DR-2004-25A

Proposal: Construct a new service station with convenience store; fuel islands with overhead canopy; underground fuel tanks; close (2) of (4) existing driveways; modify (1) existing driveway on Sunset Blvd; modify (1) existing driveway on Whitney Blvd.; install new landscaping per proposed plans.

Building Size(s):  
Convenience Store: 1,650 sq. ft. – Finaled in 2009  
Fuel Canopy: 1,648 sq. ft. – Finaled in 2009

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

February 15, 2005 – Denied (Appealed to City Council) – PC-2005-39  
June 7, 2005 – Approved (Design review only) – PC-2005-61  
January 20, 2009 – Approved – PC-2009-01 (Modification to Canopy design)

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

May 10, 2005 – Approved U-2004-15, Sent DR-2004-25 back to PC –  
Reso. No. 2005-139

**17. ROCKLIN RETAIL CENTER (formerly Yamaha of Rocklin)**

Owner: Cemo Commercial Phone: 916-933-2300  
Ben Estacio  
1107 Investment Blvd., Ste. 150  
El Dorado Hills, CA 95762

Applicant: KMB Architecture, Inc. Phone: (916) 852-0985  
Mitch Bjorgum  
2339 Gold Meadow Way, Ste 110  
Gold River, CA 95670

Zoning: C-2 (Retail Business)

General Plan RC

Location: The project is located at the southwest corner of Pacific Street and Farron Street,  
across from the Post Office.  
APN 010-191-023

Site Acreage: 2.5 acres

File(s): U-2001-09, DR-2001-09/A, U-2003-15

Proposal: The applicant is requested approval of a Design Review (DR-2001-09)  
application to allow for the construction of a 22,000 square-foot commercial  
building.

In August 2003 applicant requested a modification (DR-2001-09A) to the  
originally approved design of the buildings (new design resulted in 19,468 total  
sq. ft. of building) as well as a new Conditional Use Permit to allow for outdoor  
seating.

Building Size(s):  
Building A: 10,626 Sq. Ft. Finaled in 2005.  
Building B: 8,842 Sq. Ft. Finaled in 2005

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

November 6, 2003 – Approved – PC-2003-95

**18. LES SCHWAB TIRE CENTER**

Owner: Parkside Plaza Properties Phone: (916) 624-0246  
C/o George Ganiats  
3020 Sunset Hill Road  
Rocklin, CA 95677

Applicant: SFP-B Limited Partnership Phone: (541) 416-5166  
C/o Mike Oxman  
P.O. Box 667  
Prineville, OR 97754

Zoning: C-2 (Retail Business)

General Plan RC

Location: North of Sunset Boulevard on the west side of Pacific Street.  
APN 010-191-025

Site Acreage: 2.78 acres

File(s): U-2001-05, DL-2001-02, DR-2001-07

Proposal: An application requesting approval of the following: 1) A Tentative Parcel Map to allow the division of an existing 6.533 acre parcel; 2) A Conditional Use Permit to allow a tire store (automotive repair); 3) A Design Review to allow construction of a 17,417 square-foot building..

Building Size(s):  
Building A: 17,417 Sq. Ft. Finaled in 2003.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
February 5, 2002 – Approved – PC-2002-08

**City Council Hearing Date(s)/Action/Resolution:**  
April 28, 2002 – Granted Appeal and Approved – Resos 2002-110 thru 113

**19. K&M BUILDING MATERIALS**

Owner: Frank Andrews, Jr. Phone: (916) 630-2102  
4500 Pacific Street #B  
Rocklin, CA 95667

Applicant: Keith Perrine or Marty McCortney Phone: (530) 320-8365  
4320 Pacific Street  
Rocklin, CA 95677

Zoning: PD-LI

General Plan LI

Location: 4320 Pacific Street.  
APN 045-020-004

Site Acreage: 1.9 acres

File(s): DR-2002-14

Proposal: Approval of a Design Review for a 384 square-foot building on a 1.9-acre site

Building Size(s):  
Building A: 384 Sq. Ft. Finaled in 2003.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
March 18, 2003 – Approved – PC-2003-27

**20. KNIESELS AUTO BODY**

Owner: Pico Ranch, Inc Phone: (408) 248-8600  
3707 Williams Road, Suite #202  
San Jose, CA 95117

Applicant: Sierra Olympus Phone: (916) 791-5385  
Attn: Steven Brown  
8265 Sierra College Boulevard, Suite 300  
Roseville, CA 95661

Zoning: PD-LI

General Plan LI

Location: 4680 & 4690 Pacific Street.  
APN's 010-010-020, 021

Site Acreage: 2.45 acres

File(s): U-2002-06, DR-2002-18

Proposal: The applicant is requesting approval of a use permit to allow Auto Collision Repair, and Design Review approval to construct a parking lot over an existing vacant Lot C..

**Planning Commission Hearing Date(s)/Action/Resolution:**  
December 17, 2002 – Approved – PC-2002-95, 96, 97

**21. DAWSON OIL CO. – CARWASH**

Owner: Dawson Oil Company  
P. O. Box 360  
Rocklin, CA 95677

Phone: (916) 624-8284

Applicant: Dawson Oil Company  
Kasey E. Fray  
P. O. Box 360  
Rocklin, CA 95677

Phone: (916) 624-8284

Zoning: PD-LI

General Plan LI

Location: Northwest corner of Pacific Street and Delmar Avenue.  
A portion of APN#045-001-080

Site Acreage: 0.97 acre

File(s): DR-2003-09, TRE-2003-59

Proposal: Request approval of a design review to construct a 1545 s.f. carwash (Public) and provide Truck/Tanker parking (private).

Building Size(s):  
Building A: 1,545 Sq. Ft. Finaled in 2004

**Planning Commission Hearing Date(s)/Action/Resolution:**  
December 2, 2003 – Approved – PC-2003-104

**22. PACIFIC CENTER BUSINESS CENTER**

Owner: Parkside Plaza Properties Phone: (916) 627-0246  
3020 Sunset Hill Rd Fax: (916) 624-8738  
Rocklin, CA 95677

Applicant: KMB Architecture Phone: (916) 673-3333  
111 Woodmere Rd., Ste. 250 Fax: (916) 673-3334  
Folsom, CA 95630

Zoning: C-2

General Plan RC

Location: 5160 Pacific Street (Pacific & Sunset)

Site Acreage: 3.751 acres

File(s): U-2004-13, DR-2004-09 & DL-2004-07

Proposal: Approval of Design Review to construct a retail/commercial/auto service business park. Center includes 5 buildings totaling 32,200 +/- sq. ft.

Building Size(s):  
Building A: 4,967 Sq. Ft. Finaled in 2008  
Building B: 6,043 Sq. Ft. Finaled in 2008  
Building C: 7,232 Sq. Ft. Finaled in 2008  
Building D: 9,459 Sq. Ft. Finaled in 2008  
Building E: 4,767 Sq. Ft. Finaled in 2008

**Planning Commission Hearing Date(s)/Action/Resolution:**  
February 15, 2005 – Approved – PC-2005-25 thru 28



**23. OLD HIGHWAY 40 BUSINESS PARK (Parcel 4)**

Owner: Yankee Hill Partners I, LLC Phone: (916) 624-1985  
4470 Yankee Hill Rd., Ste. 200 Fax: (916) 625-0911  
Rocklin, CA 95677

Applicant: RHL Design Group, Inc. Phone: (916) 771-2555  
Jennifer L. Krauter Fax: (916) 771-9255  
3001 Douglas Blvd., Ste. 210  
Roseville, CA 95661

Zoning: PD-LI

General Plan LI

Location: 4410-4450 Yankee Hill Road  
APN # 010-010-005

Site Acreage: 3.8 Acres

File(s): DR-2004-26

Proposal: Request for approval of Design Review to construct two (2) 10,000 SF light industrial buildings plus six (6) 5,000 SF light industrial buildings. All buildings are estimated at 25% office use and 75% warehouse use. The development consists of 3.8 acres.

Building Size(s):  
Building A: 5,000 Sq. Ft. Finaled in 2007  
Building B: 5,000 Sq. Ft. Finaled in 2007  
Building C: 5,000 Sq. Ft. Finaled in 2007  
Building D: 5,000 Sq. Ft. Finaled in 2007  
Building E: 5,000 Sq. Ft. Finaled in 2007  
Building F: 5,000 Sq. Ft. Finaled in 2007  
Building G: 10,005 Sq. Ft. Finaled in 2007  
Building C: 10,005 Sq. Ft. Finaled in 2007

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

March 1, 2005– Approved – PC-2005-30

**24. FARRON OAKS SUBDIVISION**

Owner: Sean Murray Phone: 925-260-4987  
P.O. Box 2028  
Orinda, CA 94563

Applicant: Land Development Services, Inc. Phone: 916-624-4629  
2571 Warren Drive  
Rocklin, CA 95677  
Contact: William Mitchell/Jimmer Ross  
ldseng@pacbell.net/ldseg-jimmer@pacbell.net

Zoning: HD, R1-6

Location: Farron & Second Streets  
APN: 010-210-002 and 010-210-007

File #: DR-2008-03, SD-2008-01, GPA-2008-01, Z-2008-02, PDG-2008-01

Area: 1.775 acres

Proposal: Request for approval of a general plan amendment and tentative subdivision map to construct 30 high density residential units. The units will be halfplexes. The proposed streets will be privately owned and maintained by an association.

Status: This project is pending.

**25. DEL MAR BUSINESS PARK**

Owner: Del Mar Business Park, LLC Phone: 916-780-3806  
2998 Douglas Blvd, Ste #300  
Roseville, CA 95661  
Tim Gangier

Applicant: Ubora Engineering and Planning, Inc. Phone: 916-780-2500  
2901 Douglas Blvd., Suite #285  
Roseville, CA 95661  
George Djan

Zoning: PD- LI

Location: NW Corner of Del Mar Ave and Pacific St.

File #: DL-2007-04,

Area: 50.85 Acres

Proposal: Request for approval of a tentative parcel map to subdivide an existing 50+ acre property into four (4) parcels.

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

December 4, 2007 –Denied (Appealed to City Council) – PC-2007-83

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

January 22, 2008 – Overturned Planning Commission’s Denial and Approved Project – Reso. No. 2008-21

**26. ROCKLIN COMMERCIAL AND STORAGE CENTER**

Owner: Rocklin Industrial Park, LLC. Phone: 530-886-8558  
Thomastown Builders Fax: 530-886-8147  
11711 Quartz Drive  
Auburn, CA 95602  
Contact: Tom Smith  
[ryan@norcalselfstorages.com](mailto:ryan@norcalselfstorages.com)

Applicant: Studio SMS Phone: 916-780-0100  
Stark, Miers, Scott, LLP Fax: 916-780-0105  
424 Vernon Street, Suite 100  
Roseville, CA 95678  
Contact: David Stark and Aarti Rangachari  
[dstark@smsaia.com](mailto:dstark@smsaia.com)  
[arangachari@smsaia.com](mailto:arangachari@smsaia.com)

Zoning: PD- LI

Location: 4342 Pacific Street  
APN: 045-011-007, 045-011-008 PTN 4 34-70

File #: DR-2008-11, DL-2009-01, TRE-2009-03

Proposal: Request for approval of design review to construct a ± 80,000 sf self storage facility and a ± 120,000 sf of industrial buildings.

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

May 19, 2009 – Approved – PC-2009-14, 15

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

June 9, 2009 – Approved – Reso 2009-120 and 121

**27. ROCKLIN BOAT HOTEL**

Owner: Union Pacific Railroad  
1400 Douglas  
Omaha, NE 68179

Applicant: Studio SMS  
Stark, Miers, Scott, LLP  
424 Vernon Street, Suite 100  
Roseville, CA 95678  
Contact: David Stark

Phone: 916-780-0100  
Fax: 916-780-0105

Zoning: PD-LI

Location: Del Mar Avenue and Union Pacific Railroad Tracks  
APN: 045-012-049

File #: DR-2005-27; V-2005-07

Proposal: A proposal to build a 37,328 square foot building measuring 55 feet in height and capable of storing up to 355 boats.

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

August 7, 2007 – Approved – PC-2007-60

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

September 11, 2007 – Approved – Reso 2007-276

**28. ZL ROCKLIN (ROCKLIN GATEWAY PROJECT)**

Owner: ZL Rocklin, LLC

Applicant: Lakestreet Ventures Phone 650-327-0670  
800 Oak Grove Avenue Ste. 210  
Menlo Park, CA 94025

Zoning: PD-Mixed Use

Location: Northerly Corner of Midas Avenue and Pacific Street  
APN: 010-010-016, 017, 028, & 029 and 010-040-040

File #: GPA-2007-01, Z-2007-01, PDG-2007-01, SD-2007-01, DR-2007-07,  
TRE-2007-11, U-2008-02, DA-2008002

Proposal: Proposal to build a mixed use commercial and residential condominium  
development consisting of 7 buildings totaling 166,483 square feet of space,  
consisting of 14,847 square feet of commercial space, a community building and  
140 residential units on 5.95 acres.

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

March 4, 2008 – Approved- PC-2008-12, 13, 14

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

April 22, 2008 – Approved – Reso 2008-82 thru 86 and Ordinances 930 and 931

**29. YANKEE HILL ESTATES UNIT #6**

Owner: Tsakopoulos Investments, LLC  
7423 Fair Oaks Blvd. STE #10  
Carmichael, CA 95608

Phone: 972-7000

Applicant: Land Development Services  
2571 Warren Drive  
Rocklin, CA 95677

Phone: 624-1629

Zoning: PD-3

Location: Intersection of JayBird and Northaven  
APN:

File #: SD-2012-05

Proposal: To subdivide 2.6 acres into 10 single family homes.

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

April 16, 2013 – Approved - PC-2013-25, 26

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

May 14, 2013 – Approved – Reso 2013-107, 108

**30. SBA / ATT CELL TOWER**

Owner: Union Pacific Railroad Phone 402/544-057  
1400 Douglas  
Omaha, NE 68179

Applicant: SBA Towers / Rebekah Anderson Phone 205-3100  
P.O. Box 2088  
West Sacramento, CA 95691

Zoning: PD-LI

Location: Americana Drive and Union Pacific RR  
APN:

File #: U-2012-04, DR-2012-04

Proposal: Request to construct an 80 foot tall cellular tower.

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

This project is still pending.

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



**31. SALERNO MOTORSPORTS**

Owner: Rocklin Industrial Park, LLC. Phone: 530-886-8558  
11711 Quartz Drive Fax: 530-886-8147  
Auburn, CA 95602

Applicant: Ben and Janet Salerno Phone: 652-0496  
4322 Anthony Ct. #8  
Rocklin, CA 95677

Zoning: PD-LI

Location: 240 feet west of the intersection of Del Rio Ct. and Del Mar Avenue  
APN: 045-011-036

File #: DR-2012-08, U-2012-08

Proposal: To allow construction of a 6855 square foot heavy automotive repair facility with related parking and landscaping on 0.68 acres.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
January 15, 2013 – Approved – PC-2013-03 (U-2012-08)

**32. 5070 SECOND STREET PARCEL MAP**

Owner: Scott and Stephanie Godfrey  
Jerome and Donna Merritt

Applicant: Dirk Helder

Zoning: R1-5

General Plan MDR

Location: 5070 2<sup>nd</sup> Street  
APN 010-111-003

Site Acreage: 0.32 Acres (13, 720 sq. ft.)

File(s): DL-2007-09

Proposal: A tentative parcel map to create two lots measuring 6860 sq. ft. each.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
April 7, 2009 – Approved – PC-2009-09, 10