



New Project Information

The City of Rocklin has begun processing the below referenced application for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

Application Received: March 2, 2021

Project Name and Requested Approvals:

STRIKES OUTDOOR VOLLEYBALL
MODIFICATION TO AN APPROVED PROJECT
DESIGN REVIEW, DR-2004-33
CONDITIONAL USE PERMIT, U-2004-19

Staff Description of Project:

This application is a request for approval of a Modification to an Approved Project to allow the construction and operation of three outdoor sand volleyball courts, a bar and restrooms, outdoor seating, outdoor shower, and associated hardscape and landscaping.

Location:

The subject site is located at 5681 Lonetree Boulevard. APN 017-284-017.

Existing Land Use Designations:

The property is zoned Planned Development Industrial Park (PD-IP).
The General Plan designation is Light Industrial (LI).

This project ____ **does** / **XX does not** require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15303 New Construction or Conversion of Small Structures and Section 15332 Infill Development Projects has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Jeff Jennings with JPlus Architects, Inc. The property owner is Aspen Avenue, LLC.

Attached Information:

For additional detail please see the attached information from the project application form and the submitted application exhibit.

P:\PUBLIC PLANNING FILES\Request for Comment\2021\07 - Strikes Volleyball\2-Project Information.docx



City of Rocklin

Planning Division
3970 Rocklin Road
Rocklin, California 95677
Phone (916) 625-5160 FAX (916) 625-5195

UNIVERSAL APPLICATION FORM

NAME OF PROJECT: Strikes Volleyball

LOCATION: 5681 Lonetree Boulevard

ASSESSOR'S PARCEL NUMBERS: 017-284-017

DATE OF APPLICATION (STAFF): 3/2/21 RECEIVED BY (STAFF INITIALS): _____

FILE NUMBERS (STAFF): W2021-002H / DR-2004-33 / U-2004-19 FEES: 6478

RECEIPT No.: _____ PA1530

Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: 20/08/28 DD

THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

- | | | |
|--|--|--|
| <input type="checkbox"/> General Plan Amendment (GPA)
Fee: | <input type="checkbox"/> Tentative Subdivision Map (SD)
Fee:) | <input checked="" type="checkbox"/> Use Permit (U)
<input type="checkbox"/> Minor (PC Approval – New Bldg) Fee:
<input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee:
<input type="checkbox"/> Major (CC Approval) Fee: |
| <input type="checkbox"/> BARRO Zone Application (BZ)
Fee: | | |
| <input type="checkbox"/> Rezone (Reclassification) (Z)
Fee: | <input type="checkbox"/> Tentative Parcel Map (DL)
Fee: | <input type="checkbox"/> Variance (V)
Fee: |
| <input type="checkbox"/> General Development Plan (PDG)
Fee: | <input type="checkbox"/> Design Review (DR)
Commercial Fee:
Residential Fee:
Signs Fee: | <input type="checkbox"/> Oak Tree Preservation Plan Permit
Planning Commission Fee:
City Council Fee: |
| <input type="checkbox"/> Concurrent Application (2 or more entitlements)
Fee: | | <input checked="" type="checkbox"/> Modification to Approved Projects
Fee: <u>5953.00</u>
<u>DR-2004-33/U-2004-19</u> |

File Number

Environmental Requirements: (STAFF)

- ☒ Exempt - 570.00
☐ Negative Declaration -

- ☐ Mitigated Negative Declaration -
☐ EIR – See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>LI</u>	Acres: <u>8.9</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input type="checkbox"/> Pub. Sewer
Proposed: <u>LI</u>	Square Feet: <u>Existing</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Zoning:	Dimensions: <u>Existing</u>	<input checked="" type="checkbox"/> Pub. Water	<input type="checkbox"/> Pub. Water
Existing: <u>PD-IP</u>	No. of Units: <u>N/A</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <u>PD-IP</u>	Building Size: <u>Existing</u>	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Electricity
	Proposed Parking: <u>Existing</u>	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Gas
	Required Parking: <u>Existing</u>	<input type="checkbox"/> Cable	<input type="checkbox"/> Cable
	Access: <u>Existing</u>		

PROJECT REQUEST: Request for approval of use permit for approx. 22,435 sf of
outdoor sand volleyball courts surrounded by tropical landscaping and wrought iron
fencing. Scope will also include a 40' storage container for a bar area with viewing
area above, a 20' storage container for restrooms, and an outdoor shower.

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: Aspen Avenue LLC


ADDRESS: 5681 Lonetree Boulevard

CITY: Rocklin STATE: CA ZIP: 95765

PHONE NUMBER: (916) 752-7592

EMAIL ADDRESS: jason@esdevelop.com

FAX NUMBER: _____

SIGNATURE OF OWNER 

(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): JPlus Architects, Inc.

CONTACT: Jeff Jennings


ADDRESS: 311 Judah Street, Suite 120

CITY: Roseville STATE: CA ZIP: 95678

PHONE NUMBER: 916-284-5550

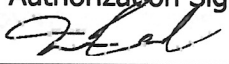
EMAIL ADDRESS: jeffj@jplusinc.com

FAX NUMBER: _____

SIGNATURE OF APPLICANT 

AGENT AUTHORIZATION FORM

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name: Strikes Volleyball
Location: 5681 Lonetree Boulevard
Assessors Parcel Number(s): 017-284-017
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): Use permit
Name of person and / or firm authorized to represent property owner (Please print): Jeff Jennings
Address (Including City, State, and Zip Code): 311 Judah Street, Suite 120 Roseville, CA 95678
Phone Number: (916) 284-5550
Fax Number:
Email Address: jeffj@jplusinc.com
The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)
The above named person or firm is authorized to (check all that are applicable): (<input checked="" type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input checked="" type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (<input checked="" type="checkbox"/>) Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be: (<input type="checkbox"/>) Unrestricted (<input checked="" type="checkbox"/>) Valid until: Use permit approval
Owners Authorization Signature & Date:  1/20/2021
Owners Name (Please Print): Aspen Avenue LLC
Owners Address (Including City, State, and Zip Code): 5681 Lonetree Boulevard Rocklin, CA 95765
Phone Number: (916) 752-7592
Email Address: jason@esdevelop.com



PROJECT TEAM

OWNER
Strikes Unlimited
5681 Lonetree Boulevard
Rocklin, CA 95765
Jason Morehouse
jason@esdevelop.com

GENERAL CONTRACTOR
TBD

ARCHITECT
Jplus Architects, Inc.
311 Judah Street, Suite 120
Roseville, CA 95678
(916) 568-9169
(916) 488-5982 Fax
Jeff Jennings, AIA
jeff@jplusinc.com

SHEET INDEX

ARCHITECTURAL	
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A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	COLORED SITE PLAN
A-4	DESIGN IDEAS

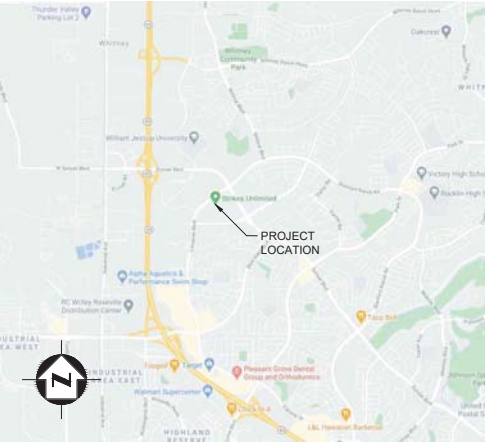
PROJECT DATA

EXISTING BUILDING	64,000 SF
SCOPE OF WORK	
SIZE	22,435 SF
EXISTING USE	BARE LAND
PROPOSED USE	ASSEMBLY (A-4)
EXISTING PARKING	
ACCESSIBLE	15
COMPACT	36
STANDARD	349
OFFSITE	155
TOTAL	555

PROJECT DESCRIPTION

OWNER IS PROPOSING TO CONSTRUCT (3) OUTDOOR SAND VOLLEYBALL COURTS SURROUNDED BY TROPICAL LANDSCAPING AND WROUGHT IRON FENCING. SCOPE WILL ALSO INCLUDE A 40' STORAGE CONTAINER FOR A BAR AREA WITH VIEWING AREA ABOVE, A 20' STORAGE CONTAINER FOR RESTROOMS, AND AN OUTDOOR SHOWER.

VICINITY MAP



Strikes Volleyball

5681 Lonetree Blvd., Rocklin, CA 95765
APN: 017-284-017

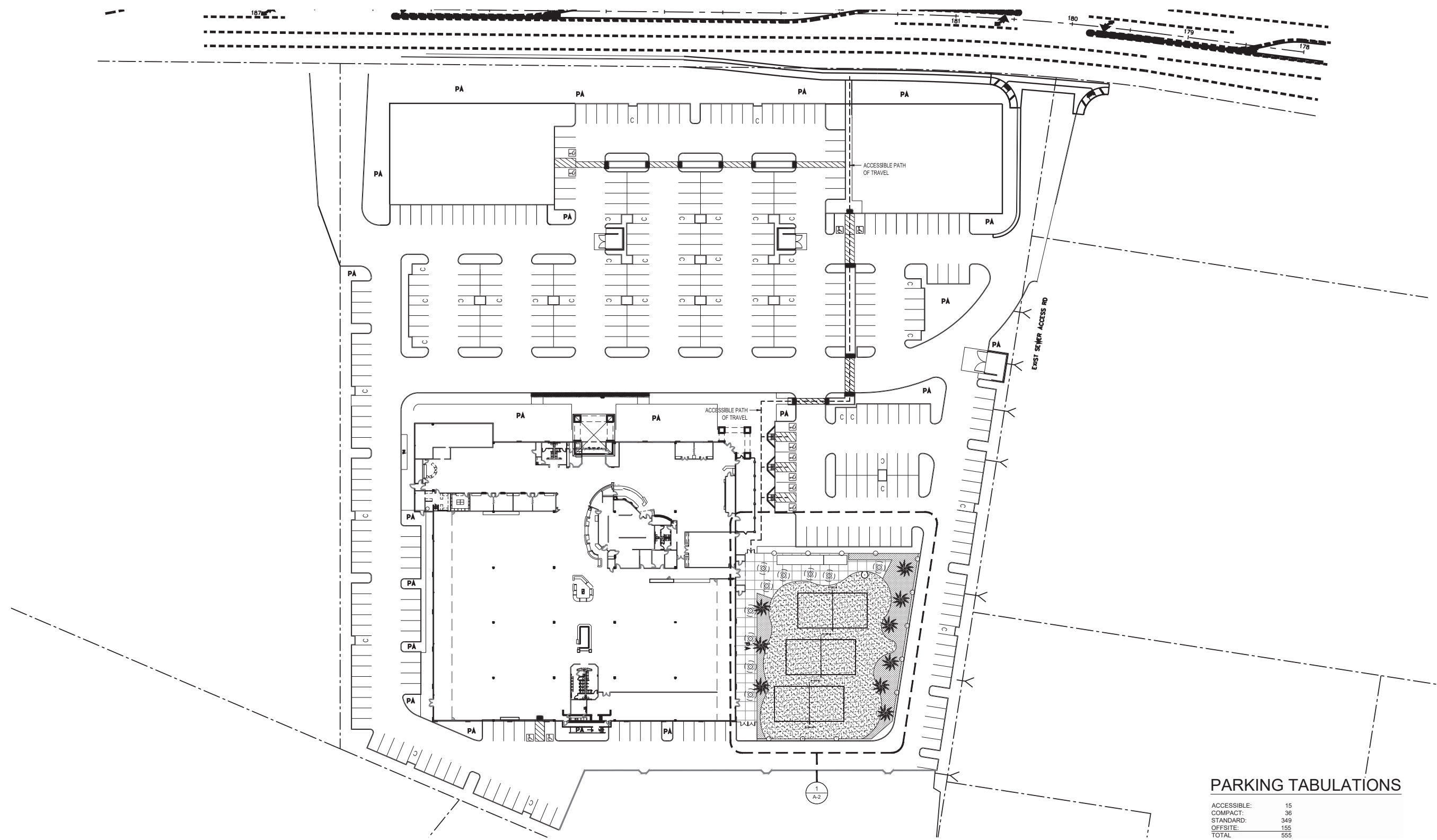
COVER SHEET

Date: February 23, 2021
Scale: N.T.S.



A Full Service Architectural Company
311 Judah Street, Suite 120
Roseville, CA 95678
(916) 568-9169
Fax: (916) 488-5982

A-0



PARKING TABULATIONS

ACCESSIBLE:	15
COMPACT:	36
STANDARD:	349
OFFSITE:	155
TOTAL	555

Strikes Volleyball

5681 Lonetree Blvd., Rocklin, CA 95765

APN: 017-284-017

OVERALL SITE PLAN

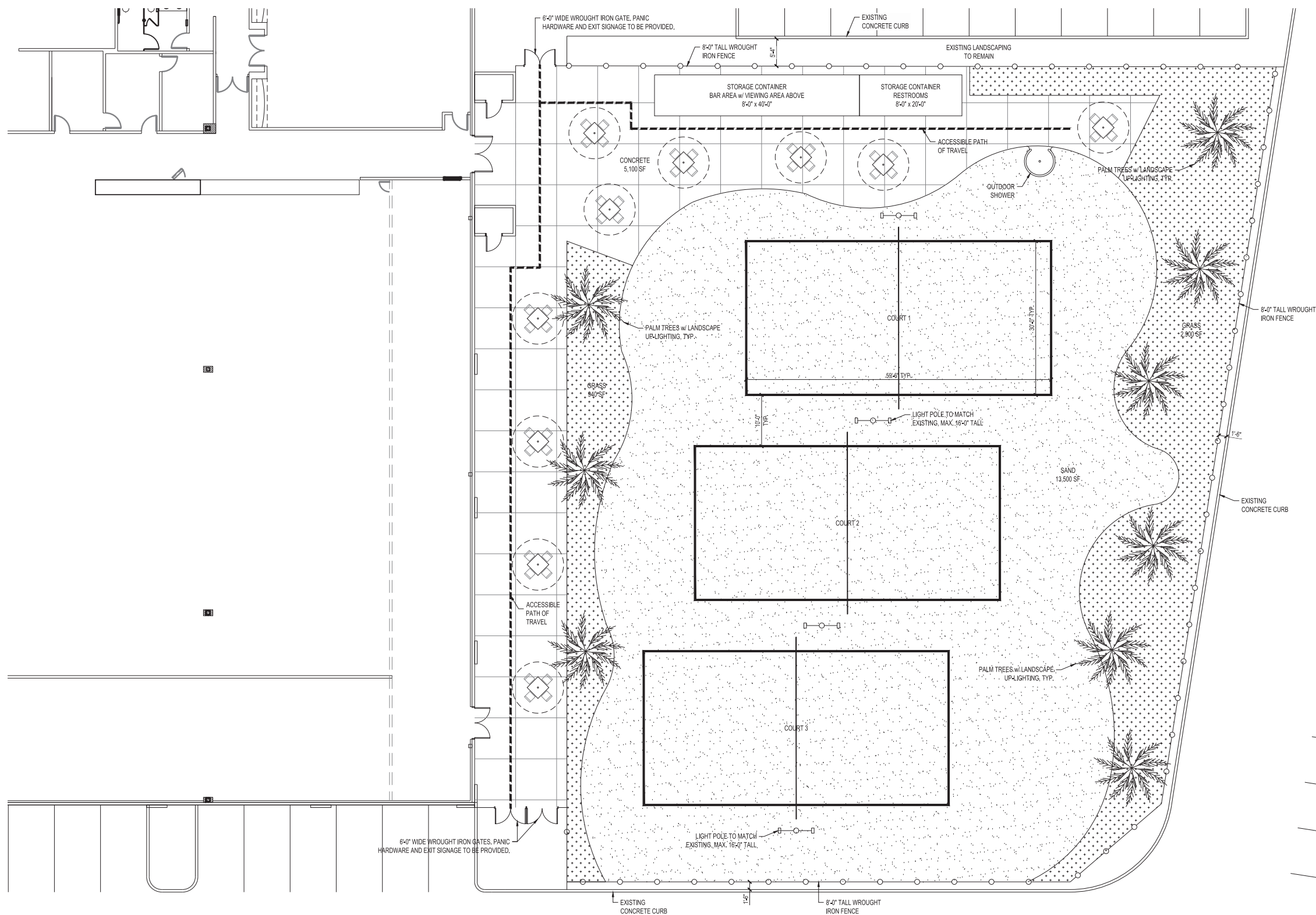
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


A Full Service Architectural Company
 311 Judah Street, Suite 120
 Roseville, CA 95678
 (916) 568-9169
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A-1



LANDSCAPE LEGEND

- 
 QUEEN PALM TREE
 BOTANICAL NAME: SYAGRUS ROMANZOFFIANA
 SIZE: MIN. 15 GAL
 QUANTITY: 9
 AVERAGE HEIGHT: 50'
- 
 FESCUE GRASS
 BOTANICAL NAME: FESTUCA ARUNDINACEA
 QUANTITY: 3,840 SF

Strikes Volleyball

5681 Lonetree Blvd., Rocklin, CA 95765

APN: 017-284-017

ENLARGED SITE PLAN

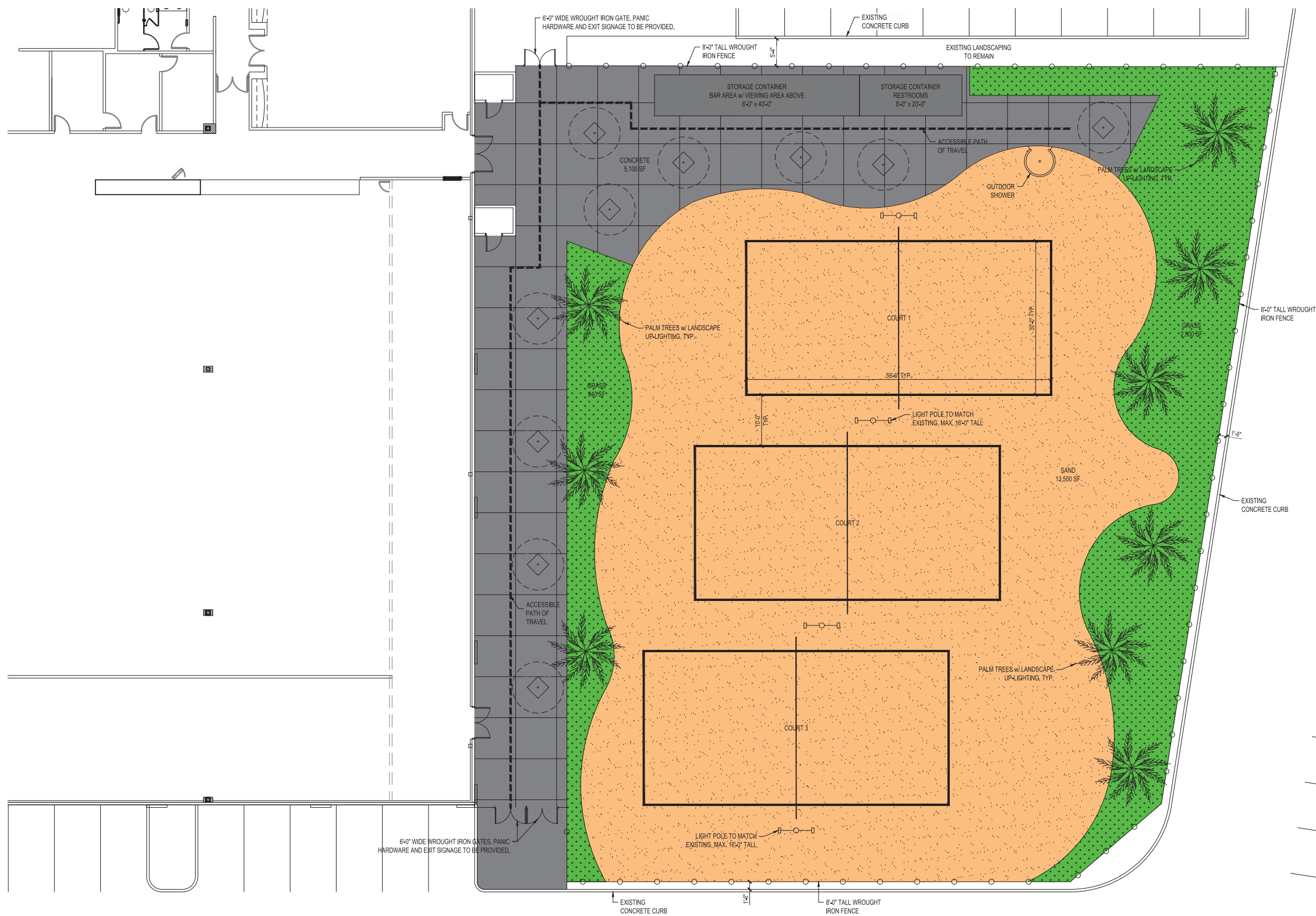
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
Jplus
architects inc.

A Full Service Architectural Company
311 Judah Street, Suite 120
Roseville, CA 95678
(916) 568-9169
Fax: (916) 488-5982

A-2



LANDSCAPE LEGEND

-  QUEEN PALM TREE
 BOTANICAL NAME: SYAGRUS ROMANZOFFIANA
 SIZE: MIN. 15 GAL
 QUANTITY: 9
 AVERAGE HEIGHT: 50'
-  FESCUE GRASS
 BOTANICAL NAME: FESTUCA ARUNDINACEA
 QUANTITY: ±5,300 SF

Strikes Volleyball

5681 Lonetree Blvd., Rocklin, CA 95765

APN: 017-284-017

COLORED SITE PLAN

Date: February 23, 2021
Scale: 1" = 10'-0"



Jplus
architects inc.

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A-3



EXAMPLE OF TIKI BAR DECOR (MAY VARY)



OUTDOOR SHOWER



LANDSCAPING



WROUGHT IRON FENCING



EXAMPLE OF TIKI BAR FURNITURE & UMBRELLAS



STORAGE CONTAINER / TIKI BAR AREA

Strikes Volleyball

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 APN: 017-284-017

DESIGN IDEAS

Date: February 23, 2021
 Scale: N.T.S.



A Full Service Architectural Company
 311 Judah Street, Suite 120
 Roseville, CA 95678
 (916) 568-9199
 Fax: (916) 488-5982