



New Project Information

The City of Rocklin is processing the below referenced application(s) 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 a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

Application Received: December 16, 2020

Project Name and Requested Approvals:

LYON OIL CHANGE

Conditional Use Permit – U2020-0004

Design Review – DR2020-0006

Staff Description of Project:

Request for approval of a Conditional Use Permit and Design Review to construct a 4,505 square foot vehicle service facility and site improvements on 0.64 acre. Operations would consist of oil changes and other light vehicle services.

Location:

The project site is located on the south side of Stanford Ranch Road, approximately 500 feet southwest of the intersection of Stanford Ranch Road and Sunset Boulevard. APN 017-460-001.

Existing Land Use Designations:

The property is designated Retail Commercial (RC) in the Rocklin General Plan and is zoned Planned Development Commercial (PD-C) in the Stanford Ranch General Development Plan.

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) has tentatively identified a Notice of Exemption as the appropriate level of review for this project.

Applicant & Property Owner:

The property owner is Thomas Lyon. The applicant is Larry B. Diminyatz.

Attached Information:

For additional detail, please visit the following link:

<https://www.rocklin.ca.us/post/>

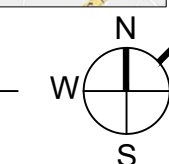
REVISIONS	BY

DESIGN COLLABORATIVE

LYON OIL CHANGE
STANFORD RANCH ROAD
ROCKLIN, CALIFORNIA.

SHEET TITLE:
PROPOSED SITE PLAN

DATE	12/10/2020
SCALE	AS NOTED
FILE	
JOB	
SHEET	A1



GENERAL PLAN/ZONING	
GENERAL PLAN	RETAIL COMMERCIAL (RC)
ZONING	PLANNED DEVELOPMENT COMMERCIAL (PD-C)
ASSESSORS PARCEL NUMBER	017-460-001
LAND AREA	0.64 ACRES (27,894 S.F.)
BUILDING AREA	GROUND LEVEL 2,599 S.F., BASEMENT 1,906 S.F., BUILDING TOTAL 4,505 S.F.

PARKING CALCULATIONS
PER ROCKLIN ZONING ORDINANCE 17.66.034 AUTOMOBILE REPAIR SHOP:
BUILDING S.F. 2,599 (PARKING REQUIREMENT DETERMINED USING GROUND
FLOOR GROSS S.F.) 5 PARKING SPACES FOR FIRST 1,000 S.F. AND 1 SPACE
FOR EACH ADDITIONAL 200 S.F., 5 SPACES/1,000 S.F. + 8 SPACES FOR 1,600
S.F. = 13 SPACES TOTAL REQUIRED. 13 SPACES PROVIDED INCLUDING 1
VAN ACCESSIBLE, AND NO MORE THAN 30% COMPACT SPACES; ELECTRIC
VEHICLE PARKING SPACE PROVIDED BUT NOT INCLUDED IN PARKING
COUNT

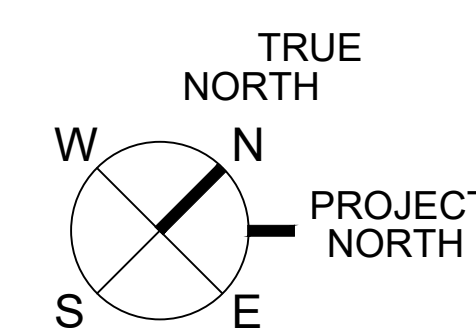
LOT 7- STARBUCKS
25/MAPS/109

LOT 3 and 4
25/MAPS/109

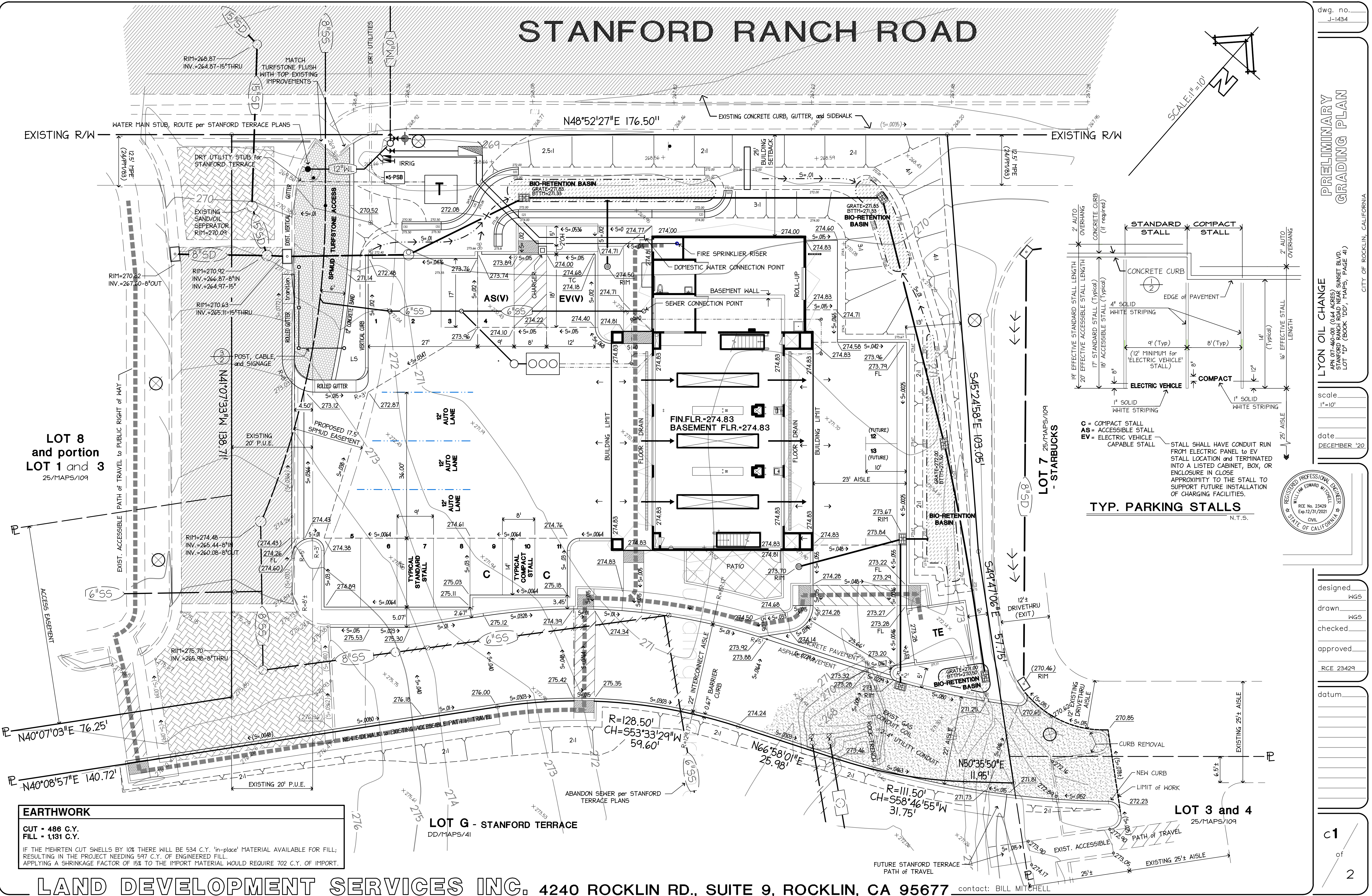
NOTES:

1. REFER TO PRELIMINARY GRADING PLAN C1 FOR ADDITIONAL INFORMATION FOR SITE DIMENSIONS, ACCESSIBLE ACCESS DESIGN ELEMENTS, PUBLIC RIGHT-OF-WAY IMPROVEMENTS.

A **PROPOSED SITE PLAN**
SCALE: 1" = 10'-0"



STANFORD RANCH ROAD



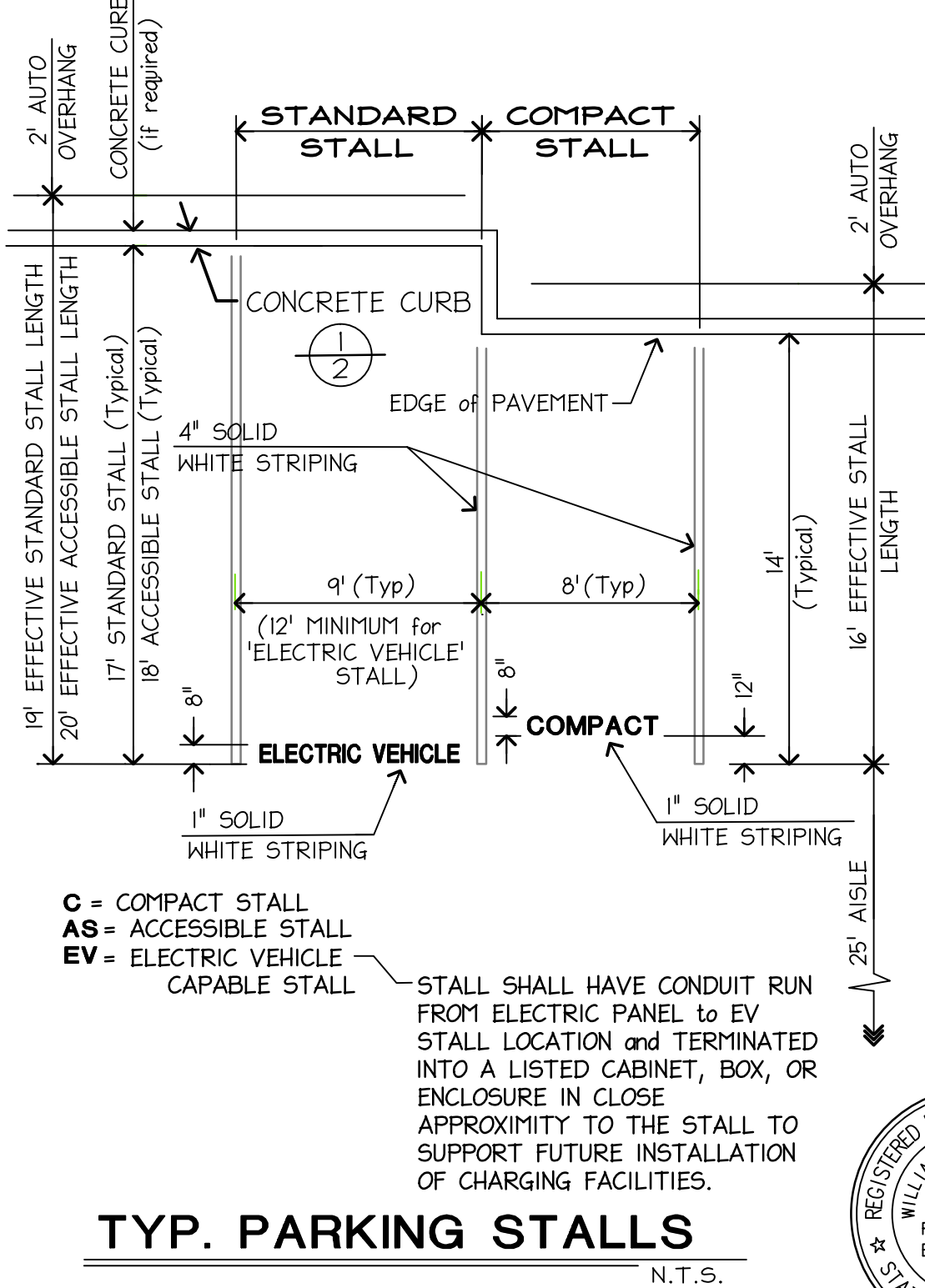
LOT 8
and portion
LOT 1 and 3
25/1MAPS/109

LOT 7
25/1MAPS/109
- STARBUCKS

LOT G - STANFORD TERRACE
DD/1MAPS/41

LOT 3 and 4
25/1MAPS/109

EARTHWORK
CUT - 486 C.Y.
FILL - 1,131 C.Y.
IF THE MEHRTEN CUT SWELLS BY 10% THERE WILL BE 534 C.Y. 'in-place' MATERIAL AVAILABLE FOR FILL;
RESULTING IN THE PROJECT NEEDING 597 C.Y. OF ENGINEERED FILL.
APPLYING A SHRINKAGE FACTOR OF 15% TO THE IMPORT MATERIAL WOULD REQUIRE 702 C.Y. OF IMPORT.



dwg. no.
J-1434

**PRELIMINARY
GRADING PLAN**

LYON OIL CHANGE
APR 07-400-00 (0.64 ACRES)
STANFORD RANCH ROAD NEAR SUNSET BLVD.
LOT 12 (BOOK 'DD', MAPS, PAGE 41)

scale
1"=10'

date
DECEMBER '20

designed
WGS

drawn
WGS

checked

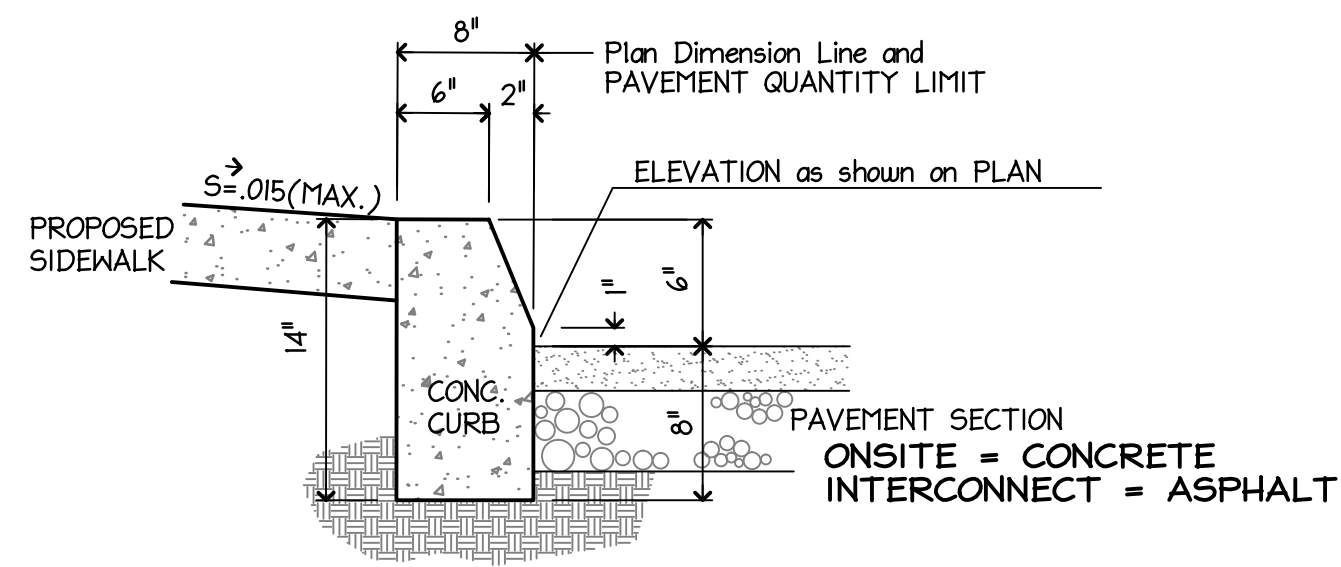
approved
RCE 23429

datum

c1
of
2

C:\LDS\JOBS (10-19-10)\J-1434 Oil Stop Stanford Ranch Rd.dwg J-1434-DR7.dwg, 1-GRADE, 12/10/2020 11:01:00 AM

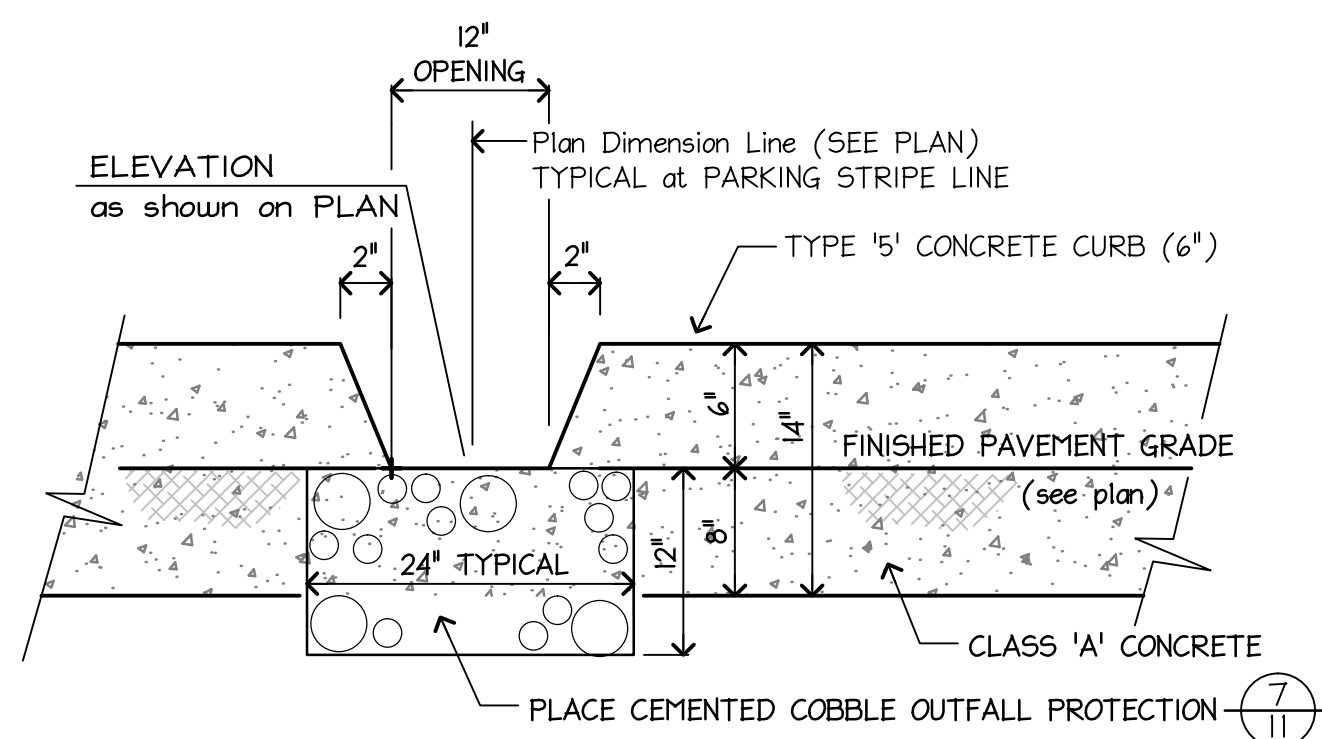
0:\LDS JOBS (10-19-19-10)\1434 Oil Stop Stanford Ranch Rd\dwg\1434-DR7.dwg, 2-DETAILS, 12/10/2020 11:09:56 AM



1 CONCRETE BARRIER CURB

- SIMILAR to TYPE '5' CURB; ROCKLIN STD. DWG. 3-15
(REQUEST 8" STANDARD CURB HEIGHT to be REDUCED to 6")

NTS



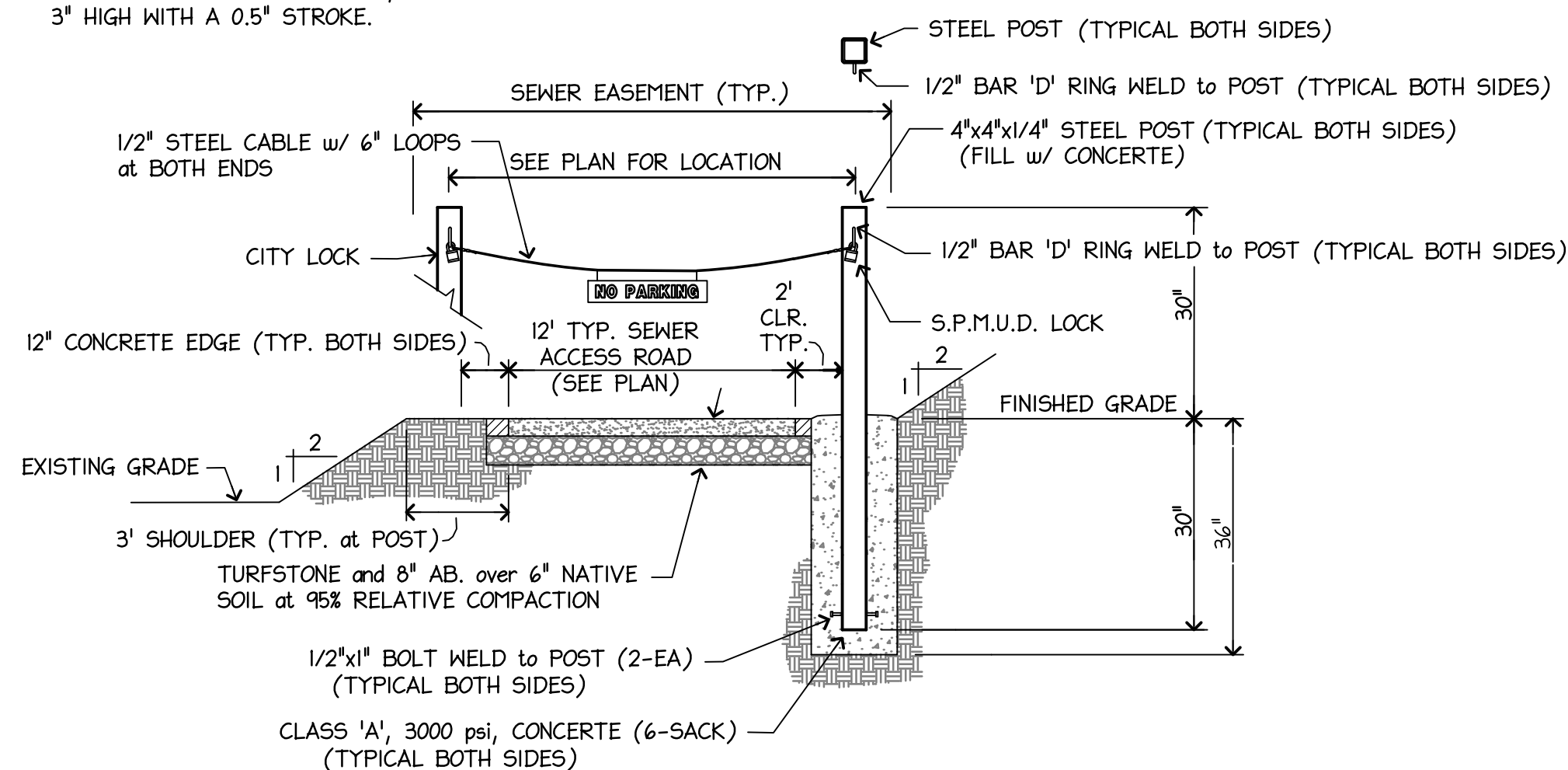
2 CURB OPENING

NTS

FASTEN METAL SIGN to CABLE in TWO LOCATIONS with 3-1" STEEL RINGS

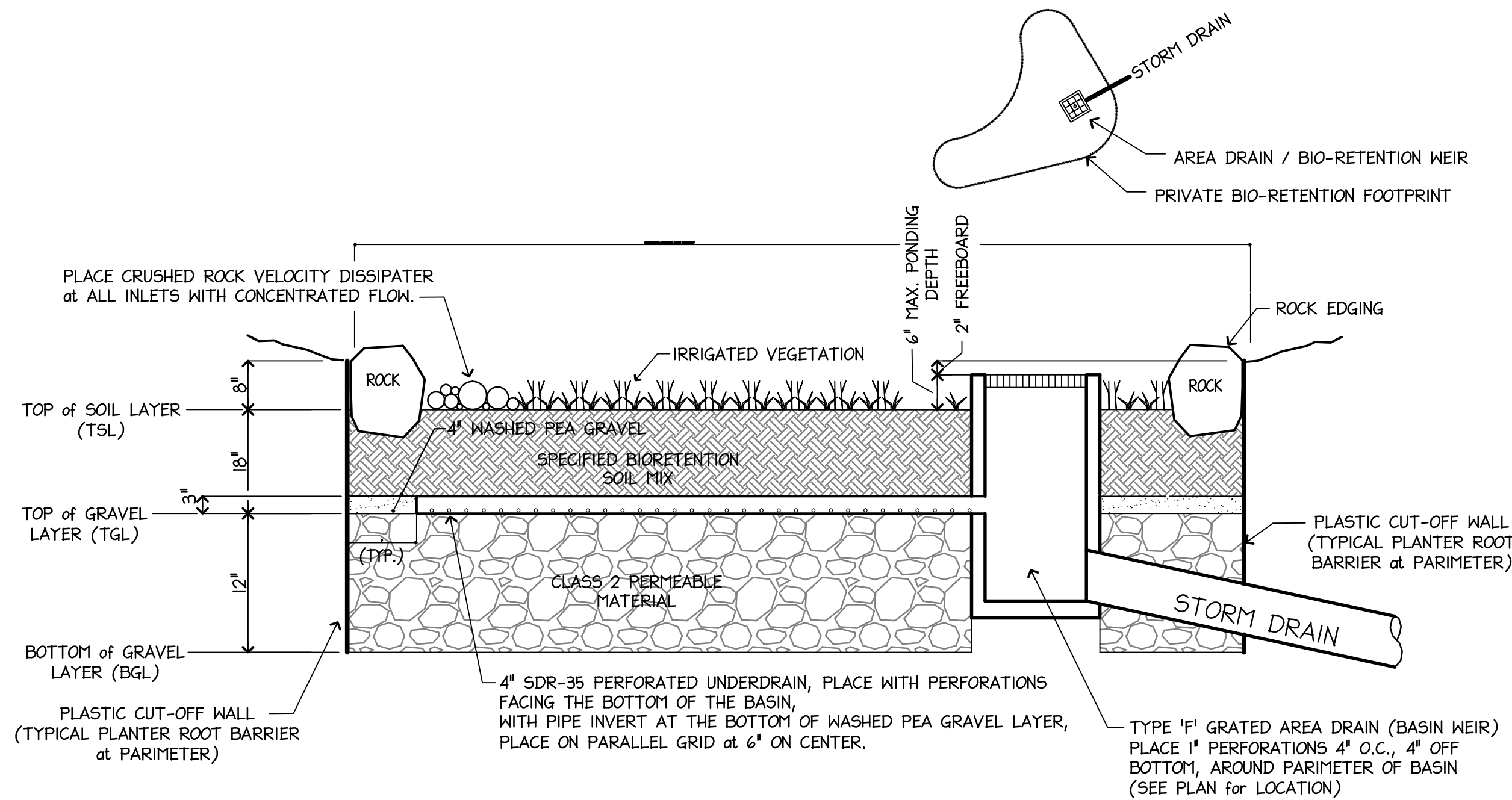


SIGN INDICATING "NO PARKING" SHALL BE PLACED ON THE CABLE, 18 GAUGE STEEL OR EQUIVALENT. LETTERS SHALL BE RED ON A WHITE BACKGROUND, A MINIMUM 3" HIGH WITH A 0.5" STROKE.



3 POST and CABLE GATE

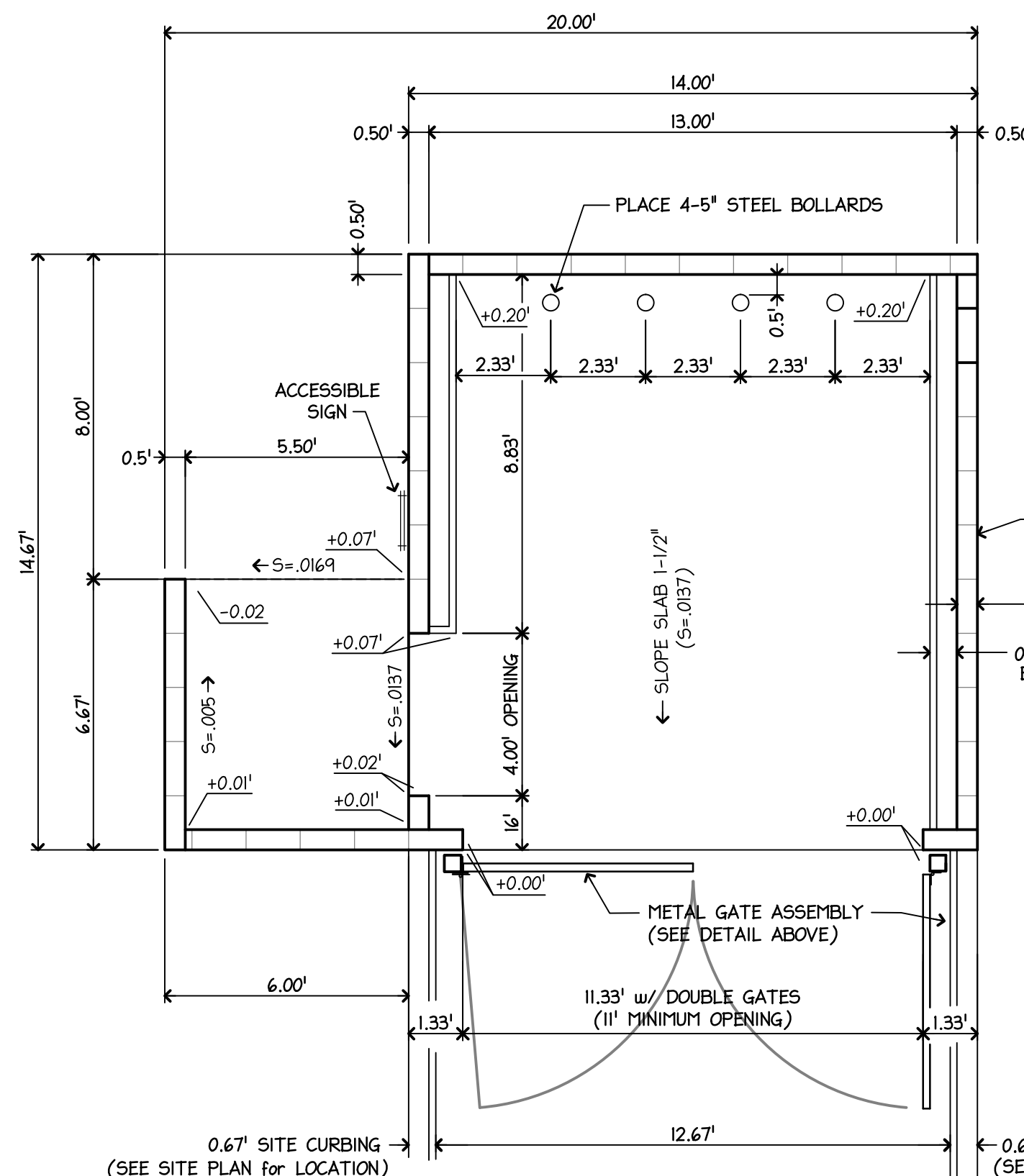
NTS



4 TYPICAL BIO-RETENTION BASIN

(ALL L.I.D. BIO-RETENTION BASINS are a PRIVATE FACILITIES)

NTS



5 SINGLE MASONRY TRASH ENCLOSURE w/ STEEL DOORS

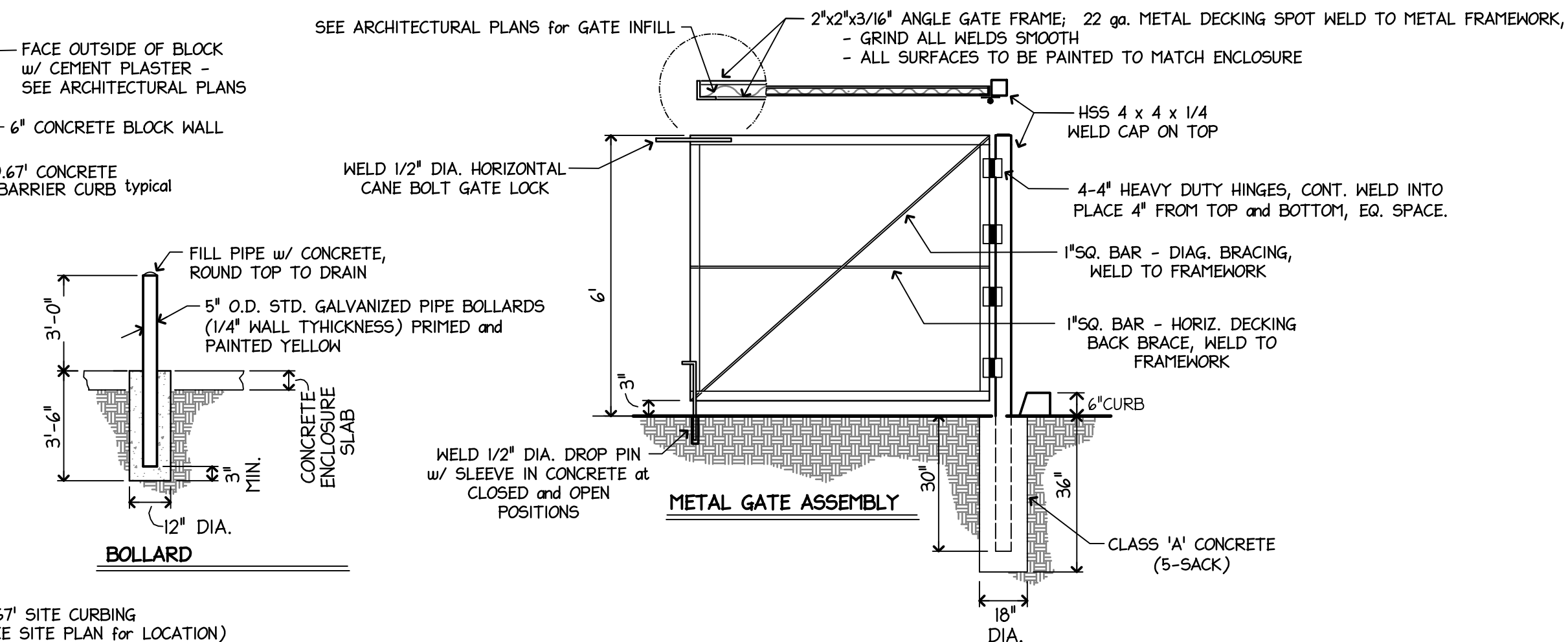
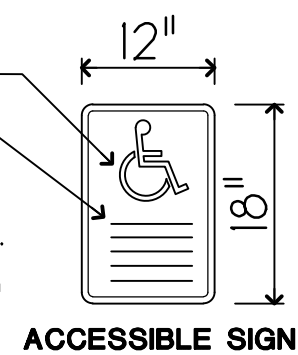
- CONTRACTOR SHALL COORDINATE CEMENT PLASTER COLOR to match BUILDING
(MESQUITE TAN - BHG 519 by GLIDDEN SAVORY SPICES)

NTS

REFLECTORIZED SIGN PANEL MIN. OF 16 GA. GALV. STL. W/ PORCELAIN ENAMEL FIN. WHITE IMAGE ON BLUE FIELD BEADED REFLECTORIZED TEXTURE. COLOR #1590 RED. STANDARD 595x. INTERNATIONAL SYMBOL ACCESSIBILITY SIGN BOLTED TO MASONRY WALL.

THIS SIGN SHALL READ:

HANDICAP ACCESS TO FACILITIES WITHIN THIS ENCLOSURE MAY BE LIMITED. ANY PERSON NOT ABLE TO ACCESS THE FACILITIES WITH THIS ENCLOSURE FOR DISPOSAL OF SOLID WASTE IS DIRECTED TO UTILIZE THE 'ACCESSIBLE' TRASH RECEPTACLES AT THE BUILDING INGRESS/EGRESS.



dwg. no.
J-1434

PRELIMINARY
GRADING DETAILS

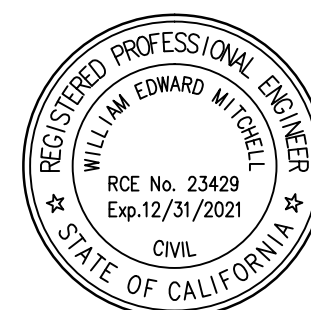
LYON OIL CHANGE

APR 07-40-00 (0.64 ACRES)
STANFORD RANCH ROAD NEAR SUNSET BLVD.
LOT 'D' (BOOK 'DD', MAPS, PAGE 41)

CITY OF ROCKLIN, CALIFORNIA

scale
1"=10'

date
DECEMBER '20



designed
WGS

drawn
WGS

checked

approved

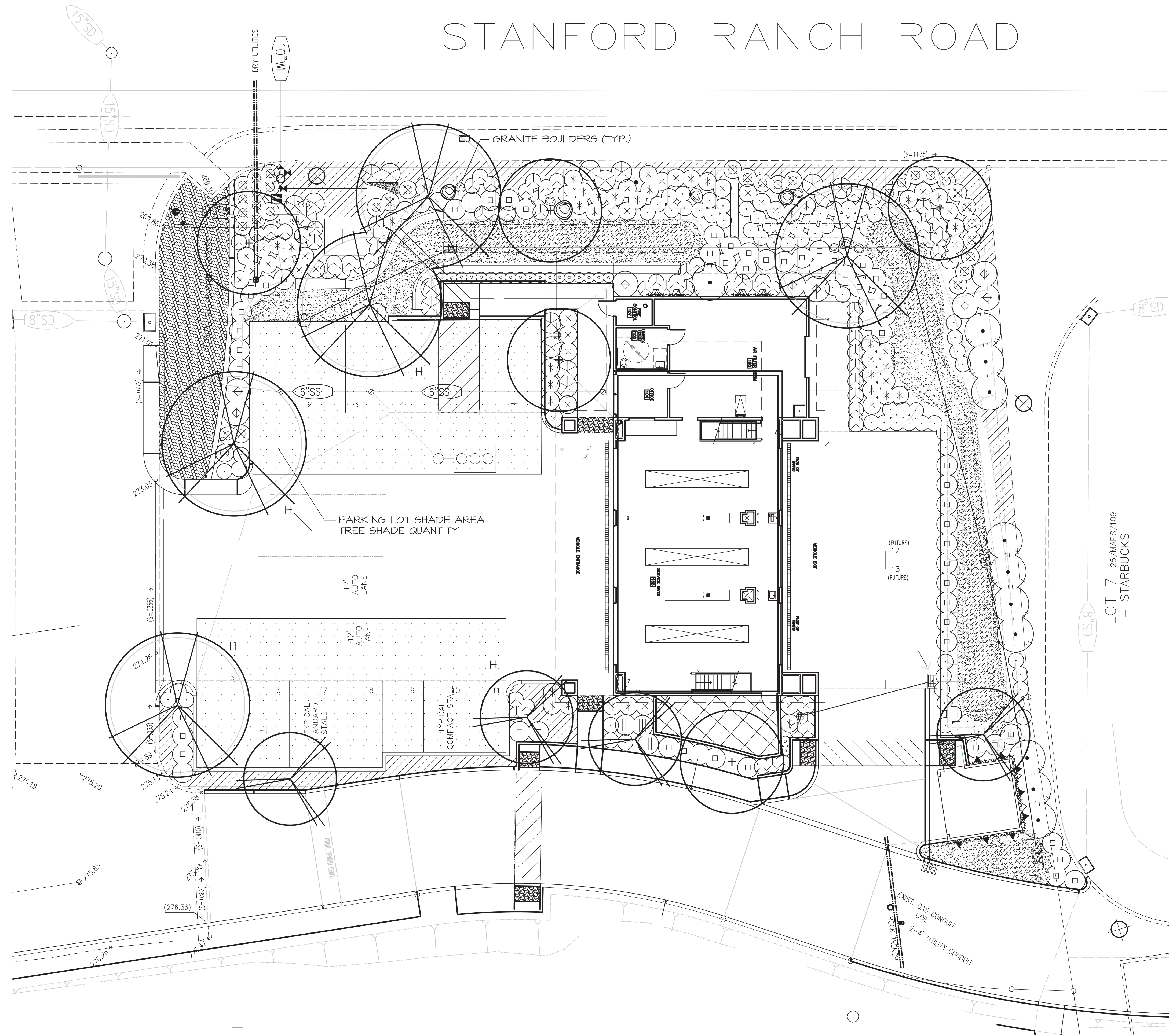
RCE 23429

datum

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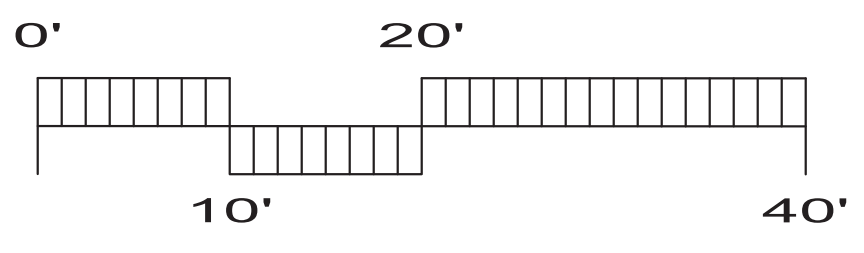
2



PLANT SCHEDULE

TREES	CODE
	CER FOR
	LAG NAT
	PIS KEI
SHRUBS	CODE
	ARC SUN
	CAL KAR
	LAU LIT
	MAH SOF
	MUH REG
	NAN HAR
	NAN LEM
	PER ATR
	PHO BRO
	RHA JAC
VINES	CODE
	DIS BUC
	FIC PUM
GROUND COVERS	CODE
	ARC EME
SEED/SOD	CODE
	TUR BIO

SEE SHEET LI.2 FOR FULL PLANT SCHEDULE





YAMASAKI
LANDSCAPE ARCHITECTURE

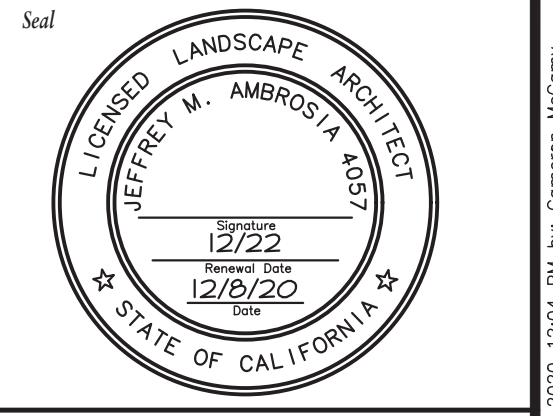
JEFF AMBROSIA, ASLA C4057

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LYON OIL CHANGE
LANDSCAPE DEVELOPMENT PLANS
STANFORD RANCH ROAD
ROCKLIN, CALIFORNIA

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Sheet Title
PLANTING PLAN

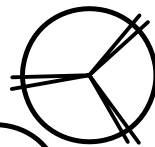
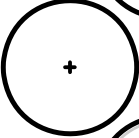
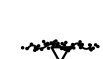
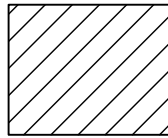
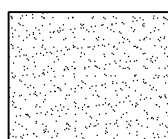


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Project Mgr.: JMA	Sheet No.:
Drawn By: JMA	
Scale: 1"=10'-0"	L1.1
Date: 12/8/20	
File Name: LOC PL	of 2 sheets

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	Avg. height in container
	CER FOR	4	Cercis canadensis 'Forest Pansy' / Forest Pansy Redbud	15 gal	5'-6'
	LAG NAT	5	Lagerstroemia x 'Natchez' / Grape Myrtle	15 gal	5'-6'
	PIS KEI	5	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal	6'-8'
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	ARC SUN	8	Arctostaphylos x 'Sunset' / Sunset Manzanita	5 gal	18"
	CAL KAR	12	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	12"-24"
	LAU LIT	11	Laurus nobilis 'Little Ragu' / Emerald Wave Sweet Bay	5 gal	18"
	MAH SOF	75	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	5 gal	8"-12"
	MUH REG	75	Muhlenbergia capillaris 'Regal Mist' / Regal Mist Pink Muhly Grass	1 gal	12"-18"
	NAN HAR	20	Nandina domestica 'Harbour Dwarf' / Harbour Dwarf Heavenly Bamboo	1 gal	12"-18"
	NAN LEM	34	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina	1 gal	12"
	PER ATR	3	Perovskia atriplicifolia / Russian Sage	5 gal	12"-18"
	PHO BRO	17	Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax	1 gal	18"-24"
	RHA JAC	61	Raphiolepis indica 'Jack Evans' / Indian Hawthorn	5 gal	12"
VINES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	18"-24"
	DIS BUC	4	Distictis buccinatoria / Blood Red Trumpet Vine	5 gal	
	FIC PUM	8	Ficus pumila / Creeping Fig	5 gal	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARC EME	96	Arctostaphylos uva-ursi 'Emerald Carpet' / Kinnikinnick	1 gal	36" o.c.
SEED/SOD	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	TUR BIO	1,607 sf	Turf Sod Biofiltration Sod / Drought Tolerant Grass Blend Available from: Delta Bluegrass - (800) 637-8873	sod	

PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	50%	25%
CER. FOR.		2 (157) = 314	
LAG. NAT.		1 (157) = 157	
PIS. KEI.		3 (481) = 1,443	
PARKING LOT AREA	3,320 s.f.		
SHADE REQUIRED (50%)	1,660 s.f.		
TOTAL SHADE	1,914 s.f.		
PERCENT SHADE	58%		

LANDSCAPE AREA

LANDSCAPE AREA	7,300 s.f.
SITE AREA	20,730 s.f.
PERCENT LANDSCAPE	35%



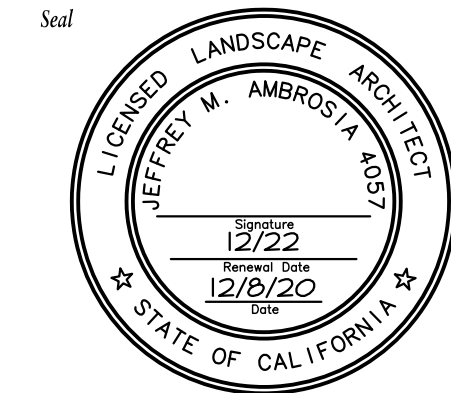
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STANFORD RANCH ROAD
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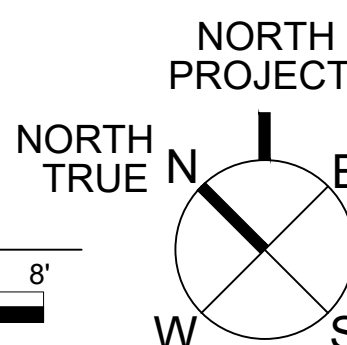
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PLANT SCHEDULE



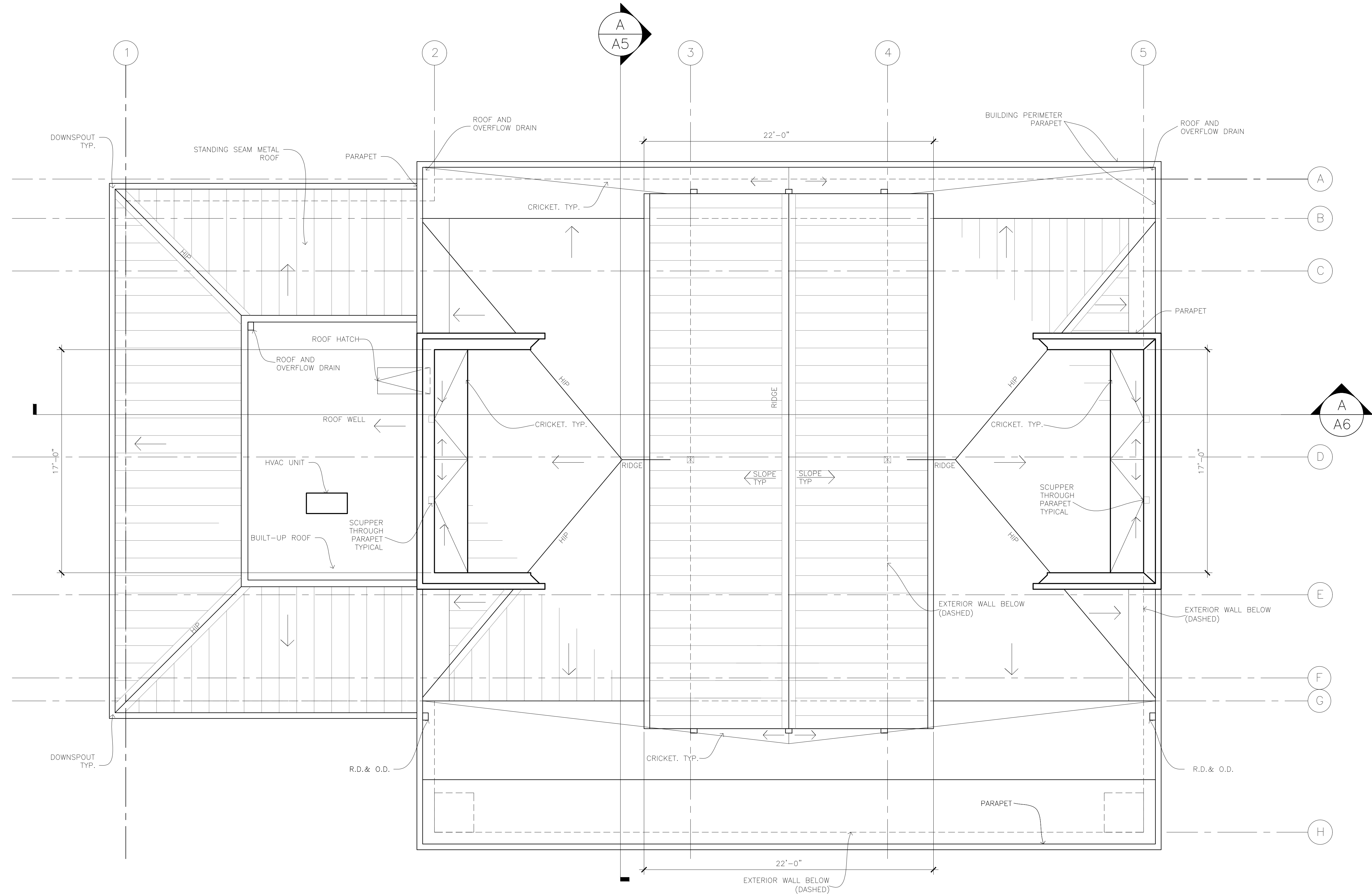
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Drawn By: JMA
Scale:
Date: 12/8/20
File Name: LOC PL

Sheet No.:
L1.2
of 2 sheets

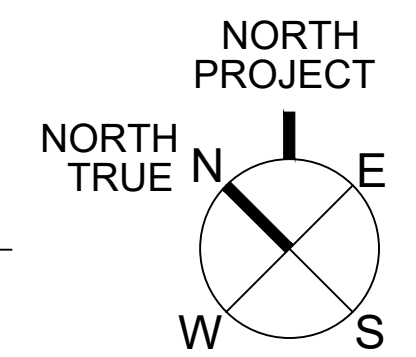


— SHEETS —



A ROOF PLAN
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE 0 2' 4' 8'



REVISIONS	BY

DESIGN COLLABORATIVE
139 KING HIRAM LANE #202
NEVADA CITY, CALIFORNIA
95959

DESIGN
COLLABORATIVE
ARCHITECTURE

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CLIENT:
THOMAS LYON
TTL Automotive Enterprises, Inc.
1050 Riverside Parkway, Ste. 135
West Sacramento, CA 95605

PROJECT:
LYON OIL CHANGE
STANFORD RANCH ROAD
ROCKLIN, CALIFORNIA
APN: 017-460-001

SHEET TITLE:
ROOF PLAN

DATE: 12/10/2020
SCALE: AS NOTED
FILE:
JOB:
SHEET:

A4
OF 1 SHEETS

REVISIONS	BY

DESIGN COLLABORATIVE
139 KING HIRAM LANE #202
NEVADA CITY, CALIFORNIA
95959

DESIGN
COLLABORATIVE
ARCHITECTURE

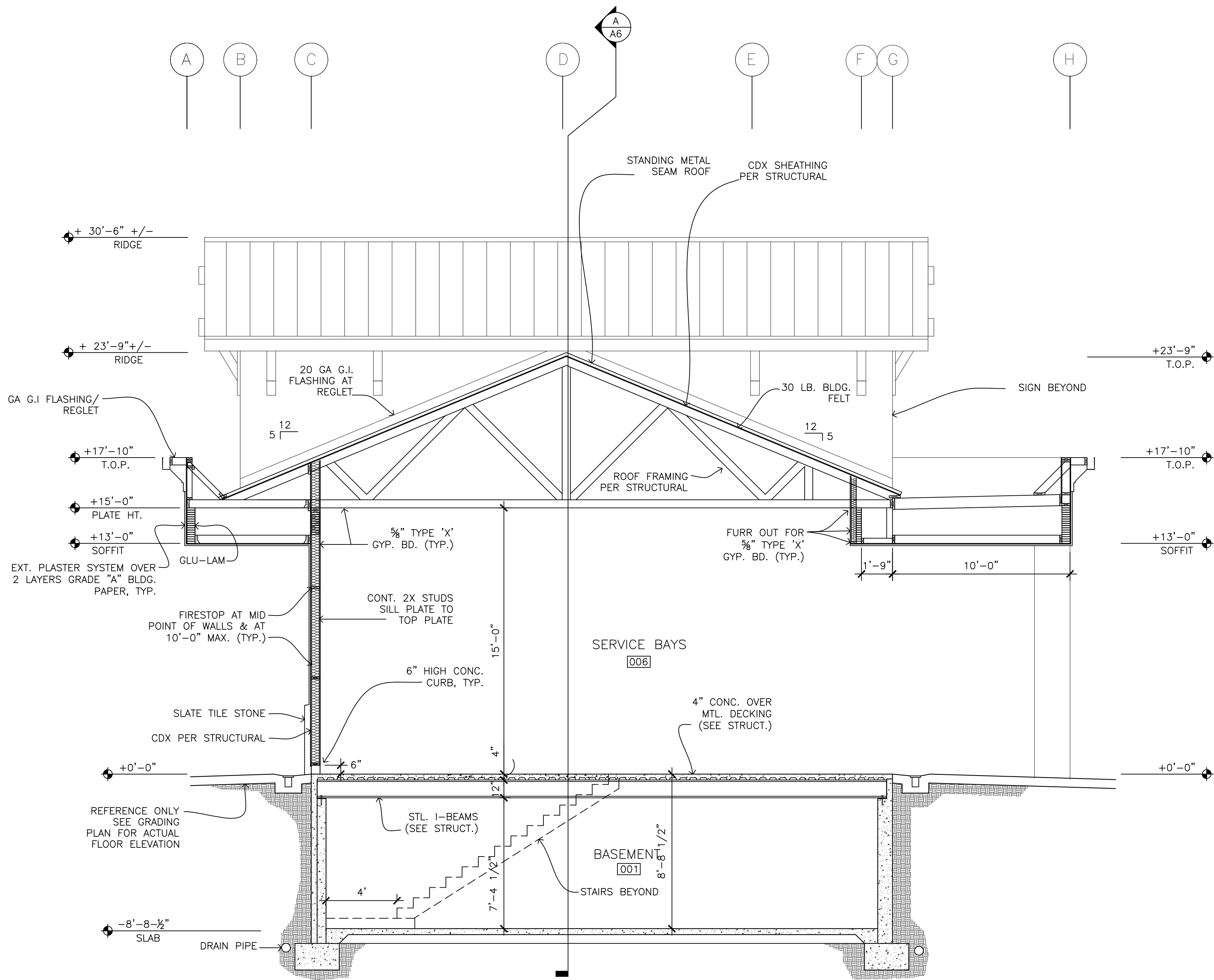
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CLIENT: THOMAS LYON
TTL Automotive Enterprises, Inc.
1050 Riverside Parkway Ste. 135
West Sacramento, CA. 95605

PROJECT: LYON OIL CHANGE
STANFORD RANCH ROAD
ROCKLIN, CALIFORNIA
APN: 017-460-001

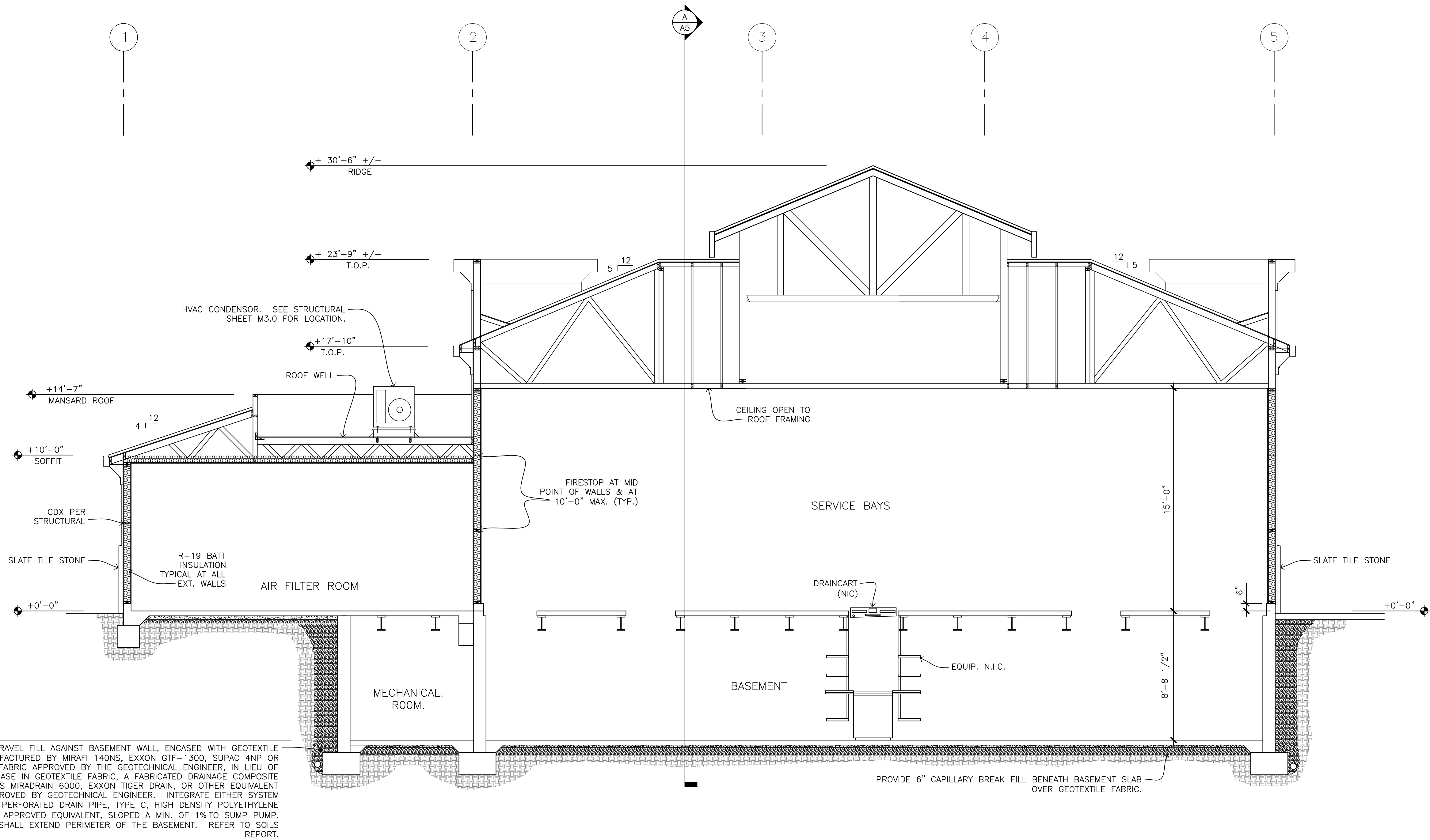
SHEET TITLE:
BUILDING CROSS SECTION

DATE	12/10/20
SCALE	AS NOTED
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SHEET	A5
OF	SHEETS



A BUILDING CROSS SECTION
SCALE: 1/4" = 1'-0"



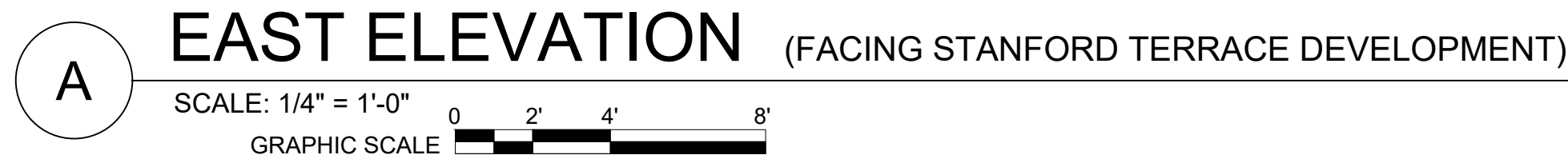


A LONGITUDINAL SECTION

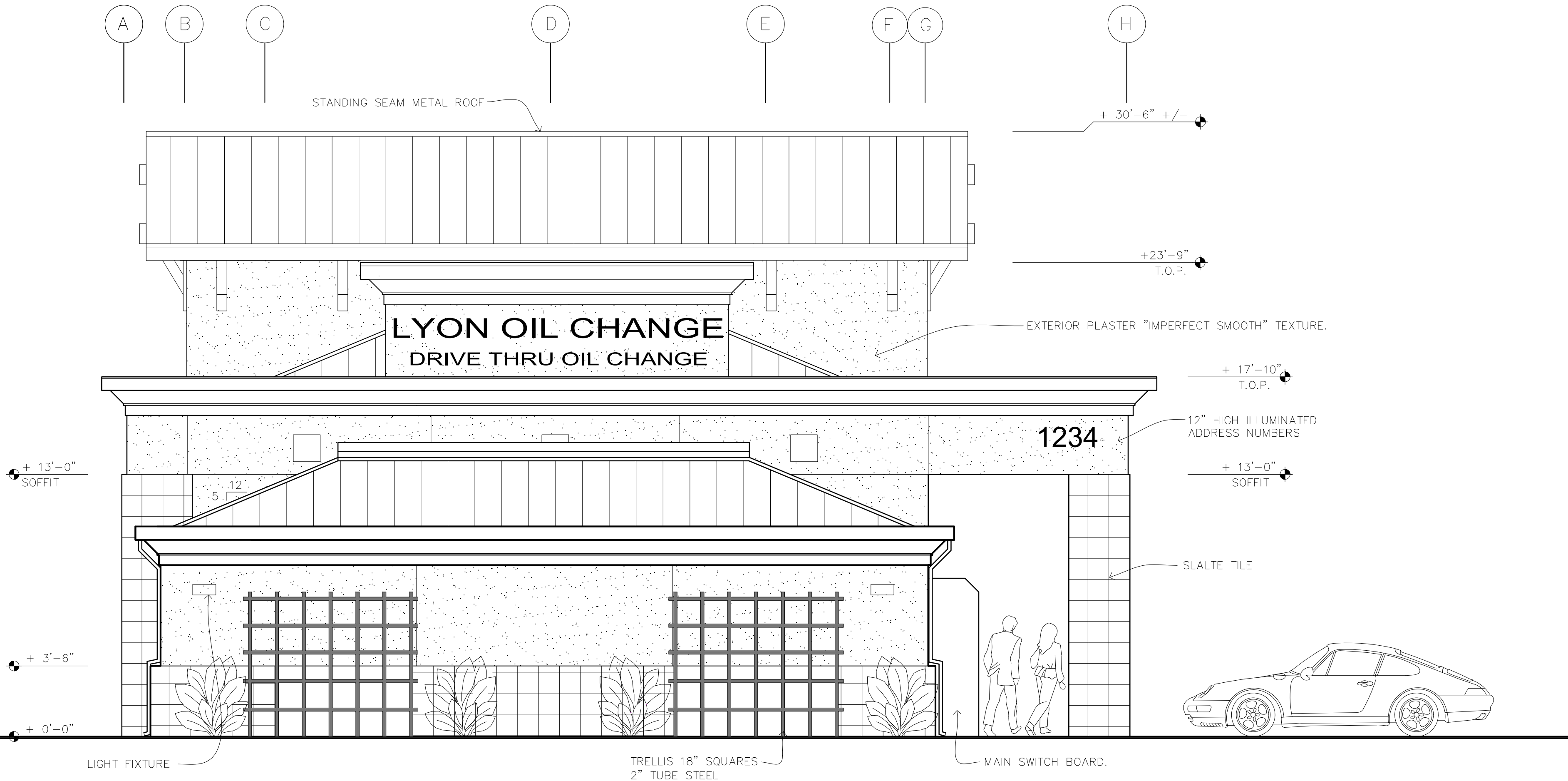
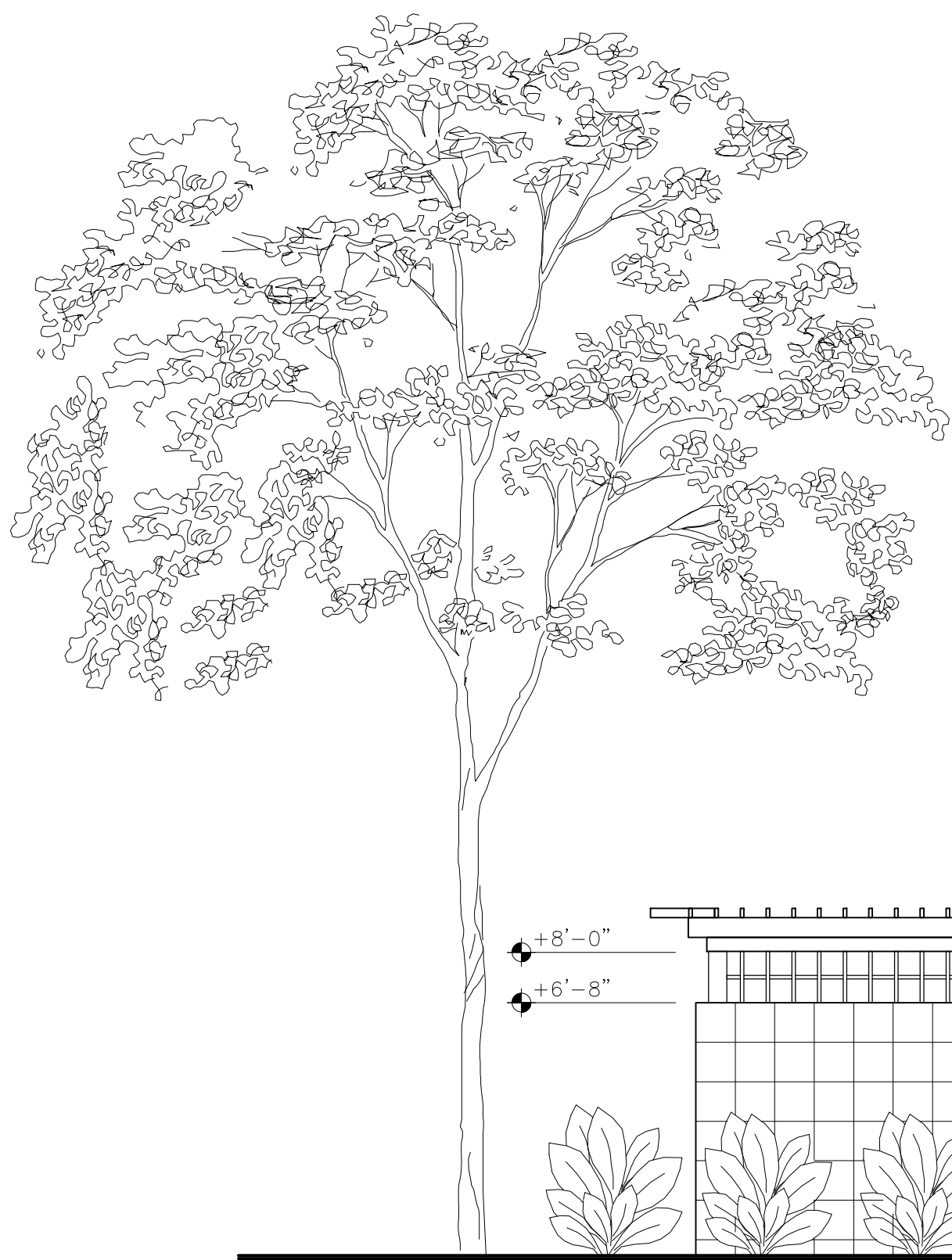
SCALE: 1/4" = 1'-0"



REVISIONS	BY
DESIGN COLLABORATIVE 139 KING HIRAM LANE #202 NEVADA CITY, CALIFORNIA 95959	
DESIGN COLLABORATIVE COLLABORATIVE ARCHITECTURE	
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CLIENT: THOMAS LYON TTL Automotive Enterprises, Inc. 1050 Riverside Parkway, Ste. 135 West Sacramento, CA. 95605.	
PROJECT: LYON OIL CHANGE STANFORD RANCH ROAD ROCKLIN, CALIFORNIA. APN: 017-460-001	
SHEET TITLE: LONGITUDINAL SECTION	
DATE	12/10/2020
SCALE	AS NOTED
FILE	
JOB	
SHEET	A6
OF	1 SHEETS



SHEET TITLE:		PROJECT:		CLIENT:		DESIGN COLLABORATIVE 159 KING HIRAM LANE #202 SAN JOSE, CALIFORNIA 95193		BY		REVISONS	
EAST & SOUTH EXTERIOR ELEVATIONS		LYON OIL CHANGE STANFORD RANCH ROAD ROCKLIN, CALIFORNIA.		THOMAS LYON TTL Automotive Enterprises, Inc. 1050 Riverside Parkway, Ste 135 West Sacramento, CA. 95605.		DESIGN COLLABORATIVE ARCHITECTURE					
DATE	12/10/2020					These drawings are the sole property of Jon Bellini. Any reproduction or reuse in whole or in part without written approval is strictly forbidden					
SCALE	AS NOTED										
FILE	.										
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SHEET	A7										
OF	1										
SHEETS											



WEST ELEVATION (FACING STANFORD RANCH ROAD)

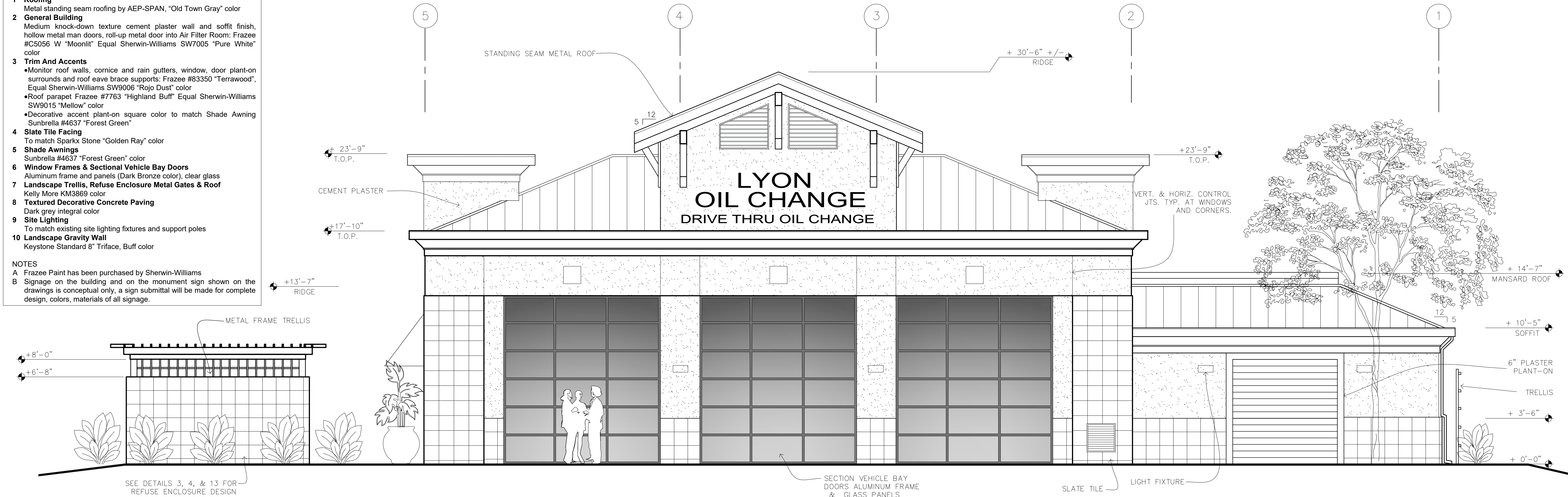
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE 0 2' 4' 8'

MATERIALS AND COLORS

- Roofing**
Metal standing seam roofing by AEP-SPAN, "Old Town Gray" color
- General Building**
Medium knock-down texture cement plaster wall and soffit finish, hollow metal man doors, roll-up metal door into Air Filter Room: Frazee #C5056 W "Moonlit" Equal Sherwin-Williams SW7005 "Pure White" color
- Trim And Accents**
 - Monitor roof walls, cornice and rain gutters, window, door plant-on surrounds and roof eave brace supports: Frazee #B3350 "Terrawood", Equal Sherwin-Williams SW9006 "Rojo Dust" color
 - Roof parapet Frazee #7763 "Highland Buff" Equal Sherwin-Williams SW9015 "Mellow" color
 - Decorative accent plant-on square color to match Shade Awning Sunbrella #4637 "Forest Green"
- Slate Tile Facing**
To match Sparkx Stone "Golden Ray" color
- Shade Awnings**
Sunbrella #4637 "Forest Green" color
- Window Frames & Sectional Vehicle Bay Doors**
Aluminum frame and panels (Dark Bronze color), clear glass
- Landscape Trellis, Refuse Enclosure Metal Gates & Roof**
Kelly More KM3869 color
- Textured Decorative Concrete Paving**
Dark grey integral color
- Site Lighting**
To match existing site lighting fixtures and support poles
- Landscape Gravity Wall**
Keystone Standard 8" Triforce, Buff color

NOTES
A Frazee Paint has been purchased by Sherwin-Williams
B Signage on the building and on the monument sign shown on the drawings is conceptual only, a sign submittal will be made for complete design, colors, materials of all signage.



NORTH ELEVATION (FACING STARBUCKS)

SCALE: 1/4" = 1'-0"

REVISIONS	BY
DESIGN COLLABORATIVE 139 KING KIRK LANE #202 NEVADA CITY, CALIFORNIA 95959	
DESIGN COLLABORATIVE COLLABORATIVE ARCHITECTURE	
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CLIENT: THOMAS LYON TTL Automotive Enterprises, Inc. 1050 Riverside Parkway, Ste. 135 West Sacramento, CA 95605	
PROJECT: LYON OIL CHANGE STANFORD RANCH ROAD ROCKLIN, CALIFORNIA APN: 017-460-001	
SHEET TITLE: WEST & NORTH EXTERIOR ELEVATIONS	
DATE	12/10/2020
SCALE	AS NOTED
FILE	
JOB	
SHEET	A8
OF	SHEETS