



## New Project Information

The City of Rocklin has begun 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 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:** May 24, 2017

**Project Name and Requested Approvals:**

TAYLOR GARAGE  
BARRO ZONE, BZ2017-0001

**Staff Description of Project:**

An application to approve a Business Attraction Retention and Revitalization Overlay (BARRO) zone entitlement to allow the construction of an 880 square-foot garage building on a previously-developed site. The proposed garage building would be for private use and would not be open to the public.

**Location:**

The subject site is located at 3740 Rocklin Road on the southern portion of the property. APN 010-161-013.

**Existing Land Use Designations:**

The property is zoned Commercial (C-3).  
The General Plan designation is Mixed Use (MU).

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:**

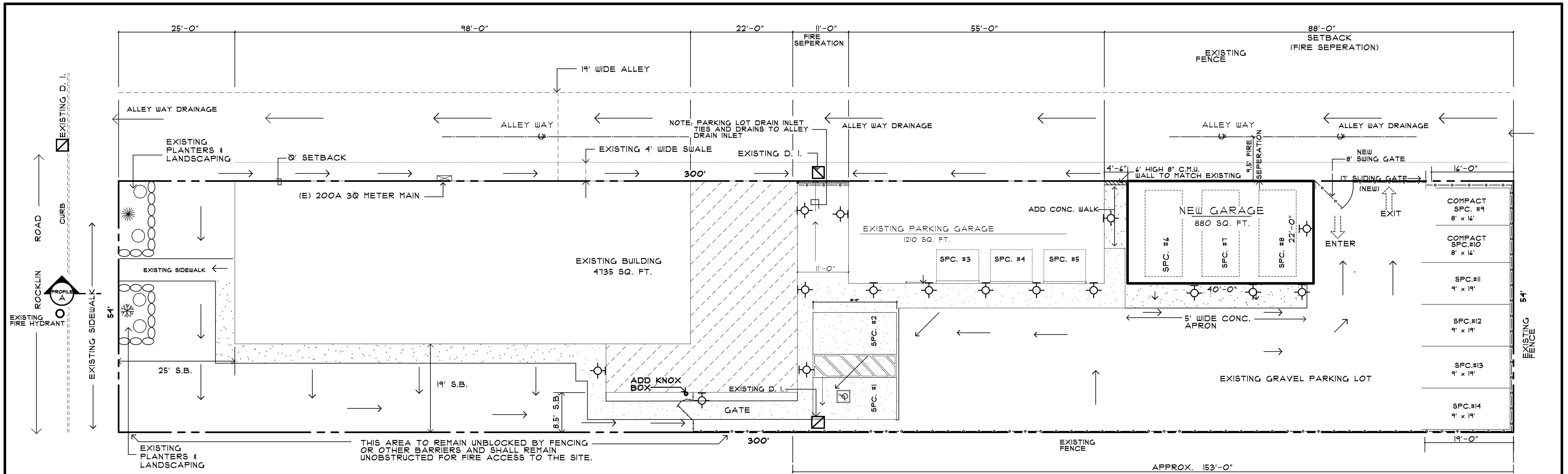
The project involves the construction of an 880 square-foot garage to a previously-developed site which contains an existing 4,735 square-foot building and an existing 1,210 square-foot garage. The project is exempt from CEQA pursuant to Section 15303 – New Construction or Conversion of Small Structures.

**Applicant & Property Owner:**

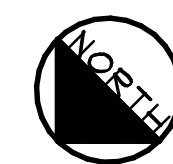
The applicant is MJB Construction. The property owner is Michael Bouchard.

**Attached Information:**

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



THIS AREA TO REMAIN UNBLOCKED BY FENCING OR OTHER BARRIERS AND SHALL REMAIN UNOBSTRUCTED FOR FIRE ACCESS TO THE SITE.

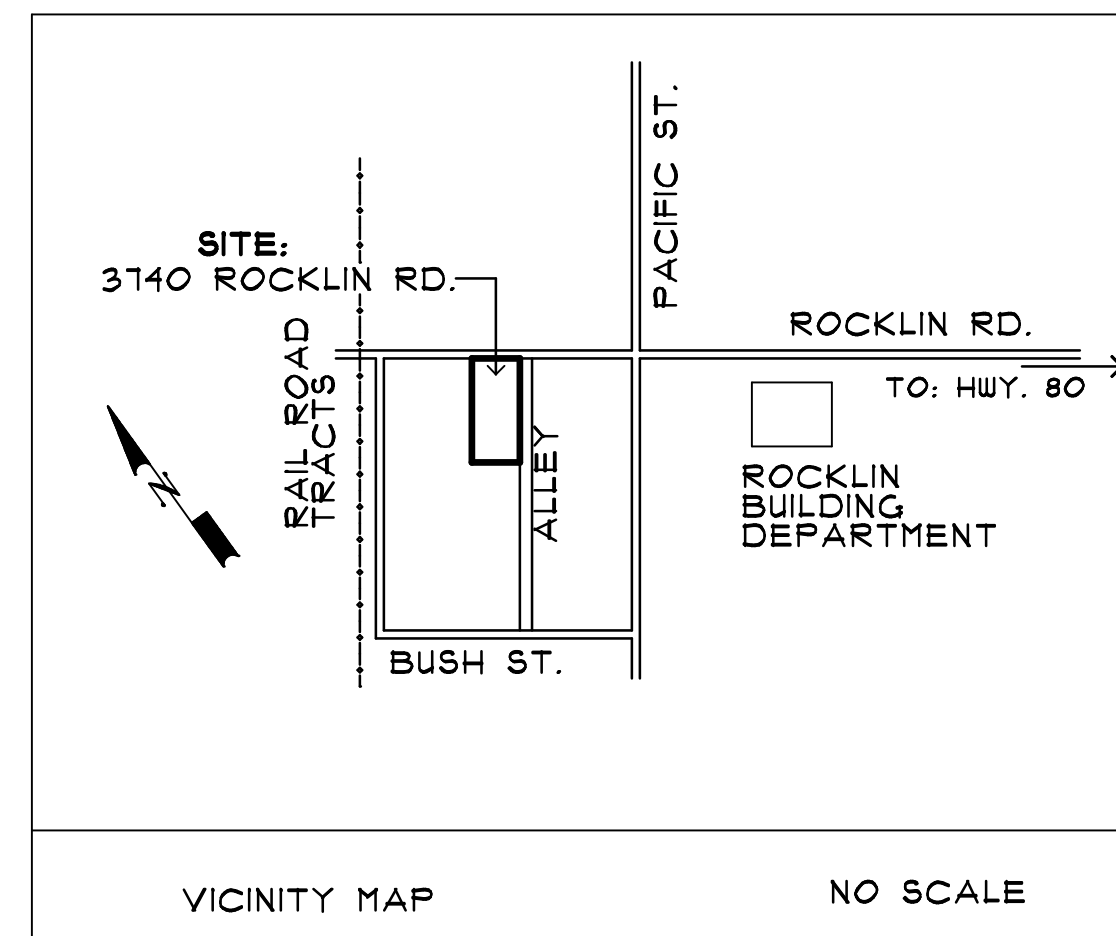


### NEW SITE PLAN

1" = 10'-0"

- NOTE:**
1. THE FACILITY IS FOR A PRIVATE COLLECTION OF PIPE ORGANS. NOT OPEN TO THE PUBLIC. NO EMPLOYEES. NOT A BUSINESS. DICK TAYLOR, THE OWNER INTENDS TO RESTORE A SPECIAL PIPE ORGAN FROM HIS COLLECTION AND WILL PLAY MUSIC FOR HIS OWN PERSONAL ENJOYMENT.
  2. NO NEW FENCING TO BE ADDED
  3. NO NEW LANDSCAPING TO BE ADDED
  4. NO NEW GRADING, CHANGES IN EXISTING PAD, OR DRAINAGE TO BE ADDED
- NO SIGNAGE IS PROPOSED.

LEGEND	
	= EXISTING FENCES
	= EXISTING DRAINAGE DIRECTION
	= EXISTING PLANTERS W/ LANDSCAPING
	= EXISTING DRAINAGE INLETS



**SITE ADDRESS:**  
3140 ROCKLIN RD.  
ROCKLIN, CA.

**OCCUPANCY & TYPE OF CONSTRUCTION:** S-1

NO SPRINKLERS REQUIRED AS PER CHAPTER 9 SECTION 903.2.1

**SCOPE OF WORK:**  
BUILD A NEW 880 SQ. FT. PARKING GARAGE

**AREA ANALYSIS:**

EXISTING BUILDING:	4135 SQ. FT.
EXISTING GARAGE:	1210 SQ. FT.
NEW GARAGE:	880 SQ. FT.
TOTAL:	6225 SQ. FT.
LOT SIZE:	14200 SQ. FT.
COVERAGE:	42%
LIMITATIONS:	8500 SQ. FT. MAX.

(TABLE 503) GROUP F-1 TYPE VB = 1 STORY

**SHEET INDEX:**

P-101	SITE PLAN / COVER SHEET
G-1	FLOOR PLAN & ELEVATIONS
G-2	FOUNDATION & SHEAR PLAN
G-3	ROOF PLAN & X-SECTION
G-4	ELECTRICAL PLANS

CG-1 CALL GREEN BUILDING STANDARDS CODE

**OWNER:**  
**DICK TAYLOR**  
4950 VILLAGE OAKS DR.  
ROCKLIN, CA. 95765  
PHONE: 510-760-1916

**STRUCTURAL ENGINEERING SHEETS BY:**  
**ROBERT M. PREDDY**  
2113 SEBASTIAN WAY  
ROSEVILLE, CA. 95641  
916-521-2442

**ENERGY FORMS BY:**  
**CompuCalc**  
ELIZABETH SMITHWICK  
23318 LONE PINE DRIVE  
AUBURN, CA. 95602  
530-248-8122

**PLANS DRAWN BY:**  
**CONTRACTOR:**

**MJB HOMES**  
MICHAEL J. BOUCHARD  
3300 SUNSET BLVD., STE. 230  
ROCKLIN, CA. 95767  
916-824-9725  
916-824-5954 fax  
mjb@mjbhomes.com  
www.mjbhomes.com

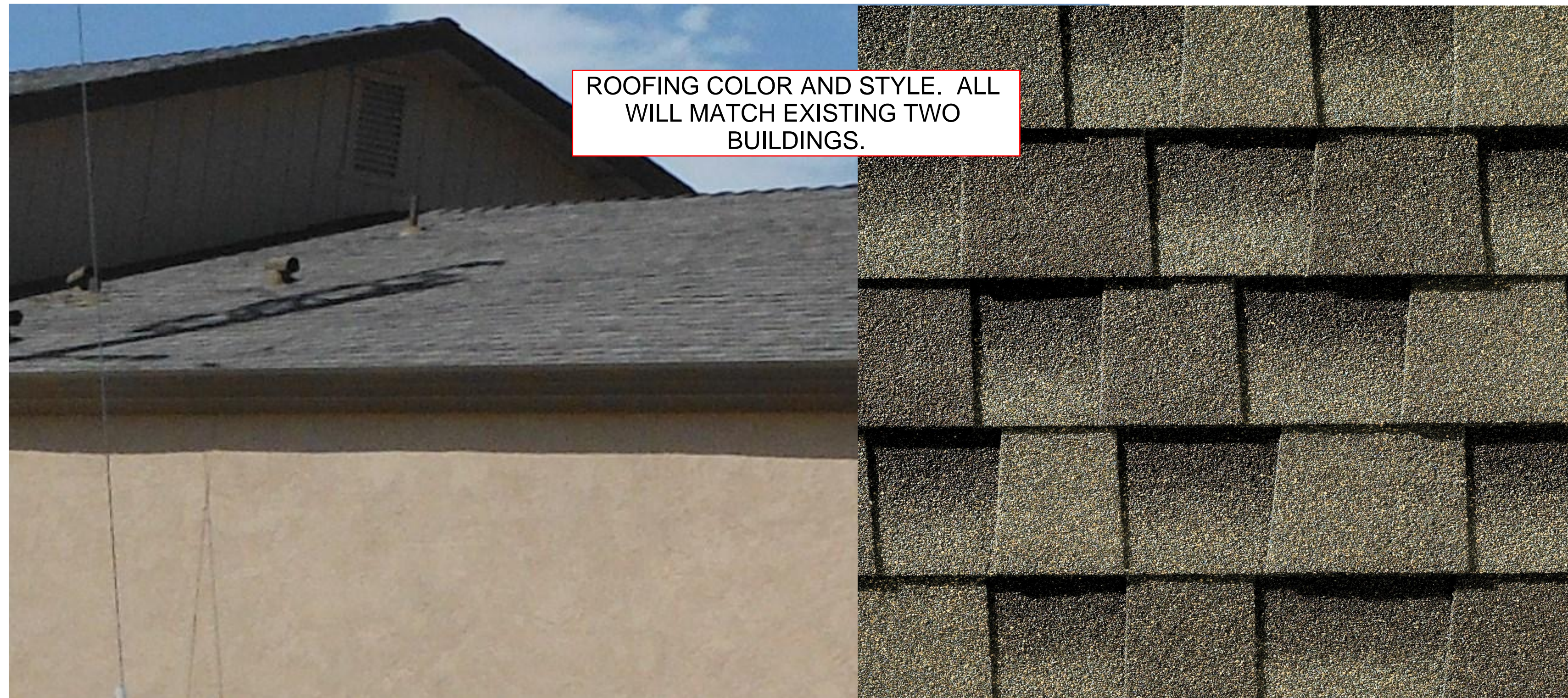
**SITE PLAN**

SCALE: 1" = 10'-0"	APPR. BY:	REVISED
DATE: 5-15-17		

**P-101**

ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENTLY APPROVED EDITIONS OF THE 2014 CBC, CMC, CPC, CRC, CEC, & THE 2014 CAL. GREEN CODE & 2016 CALIFORNIA ENERGY CODE

DRAWING NO. TAYLOR



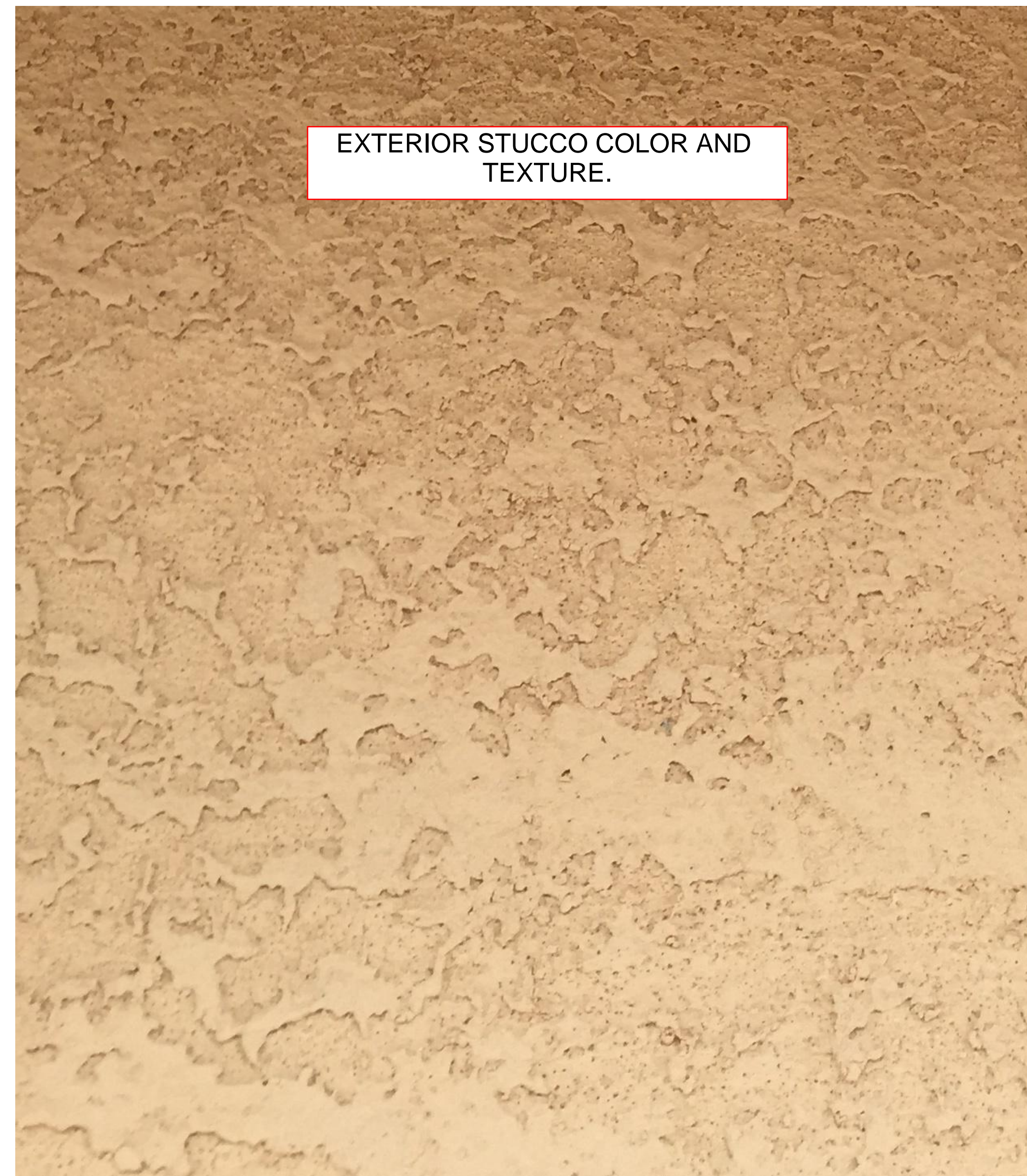
ROOFING COLOR AND STYLE. ALL WILL MATCH EXISTING TWO BUILDINGS.



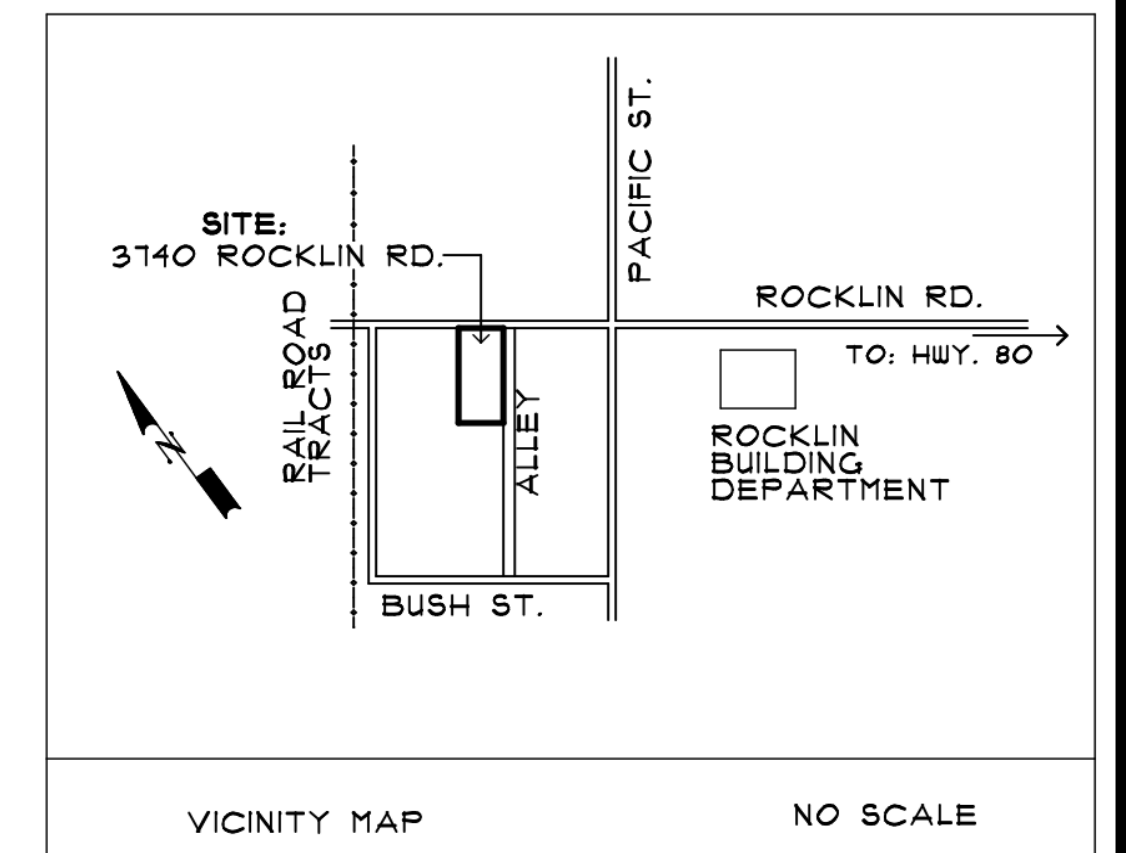
VIEW OF EXISTING BUILDINGS RENOVATED IN 2015



EXTERIOR DOORS, COLOR, LIGHTING, TRIM, GUTTERS. THE PROPOSED GARAGE WILL MATCH THIS EXISTING GARAGE SHOWN HERE.



EXTERIOR STUCCO COLOR AND TEXTURE.



OWNER:  
**DICK TAYLOR**  
 4950 VILLAGE OAKS DR.  
 ROCKLIN, CA. 95765  
 PHONE: 510-760-1976

SITE ADDRESS:  
**3140 ROCKLIN RD.  
 ROCKLIN, CA.**

**PLANNING REVIEW SHEET**

PLANS DRAWN BY:  
 CONTRACTOR:

**MJB HOMES Inc.**  
 MICHAEL J. BOUCHARD  
 3300 SUNSET BLVD., STE. 230  
 ROCKLIN, CA. 95877  
 916-824-9725  
 916-824-5954 fax  
 mjb@jshomes.com  
 www.jshomes.com

DATE : 5-15-17	APPR. BY :	REVISED
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DRAWING NO.  
 TAYLOR