



**SOUTH OF SUNSET BLVD**  
MAP SHEET 4

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PD-1.0B

PD-2

PD-2

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PD-2

**SOUTH OF SUNSET BOULEVARD  
(Map Sheet 4)**

**1. FIVE STAR, UNIT 1: SUNLAND**

Developer: Sunland Communities Phone: (916) 362-5667  
3353 Bradshaw, Suite 228  
Sacramento, CA 95827

Zoning: R1-6

Location: East of Fairway Drive, South of Marlee Way, North of Casa Grande.  
APN Bk. 371, Pages 1 and 2

File #: SD-87-10

Area: 25.84 acres

Proposal: 120 single-family lots. All lots have been built out.

**City Council Hearing Date(s)/Action/Resolution:**  
October 13, 1987 – Approved – Reso. No. 87-264

**2. FIVE STAR, UNITS 2 & 3**

Owner: Royal Construction Phone: (916) 925-3184  
925 University Avenue  
Sacramento, CA 95825

Tim Lewis Construction Phone: (916) 988-8047  
8527 Kenneth Ridge Court  
Fair Oaks, CA 95628

Zoning: R1-6

Location: West of Fairway Drive, south of Marlee Way.  
APN Bk. 371 Pages 03, 04, 05

File #: SD-87-11, SD-87-12

Area: 28.62 acres

Proposal: 133 single-family lots. All lots have been built out.

**City Council Hearing Date(s)/Action/Resolution:**  
October 13, 1987 – Approved – Reso. No. 87-266

**3. FIVE STAR, UNIT 4**

Developer: John Mourier Construction Phone: (916) 786-3040  
1830 Vernon Street  
Roseville, CA 95678

Zoning: R1-6

Location: South of Casa Grande, east of Fairway Drive, North of Lincoln Avenue

File #: SD-87-13

Area: 24 acres

Proposal: 108 single-family lots. All lots have been built out.

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

October 13, 1987 – Approved – Reso. No. 87-267

**4. FIVE STAR, UNITS 5 & 6**

Developer: Coldwell Construction Phone: (916) 782-4707  
723 Sunrise Avenue, Suite 245-1  
Roseville, CA 95661

Zoning: R1-6

Location: North of Portola Circle (5 lots) and west of Lincoln on either side of South  
Whitney Boulevard (15 lots).  
APN 016-560-001-015; 016-170-062-071

File #: SD-88-01, SD-88-02

Area: 3.7 acres

Proposal: 20 single-family lots. All lots have been built out.

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

April 11, 1988 – Approved – Reso. No. 88-125

**5. CASA GRANDE SUBDIVISION**

Owner: City of Rocklin Phone: (916) 632-4000  
3970 Rocklin Road  
Rocklin, CA 95677

Applicant: Stanford Ranch, I LLC Phone: (916) 624-0613  
P.O. Box 1200  
Rocklin, CA 95677

Zoning: R1-6

Location: The project site is located south of Casa Grande Avenue near the intersection  
with Peridot Drive.  
APN 016-020-034, 016-020-035 (portion)

File #: SD-97-03

Area: 10.66 acres

Proposal: 45 single-family lots. All lots have been built out.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
December 16, 1997 – Recommended Approval to the City Council– PC-97-130

**City Council Hearing Date(s)/Action/Resolution:**  
May 12, 1998 – Approved – Reso. No. 98-137

**6. CLUB PACIFIC CONDOMINIUMS**

Owner: Pacific Homes Phone: (916) 624-5027  
(Pacific Properties/Steven Miller, Steven Ford)  
2550 Sunset Boulevard  
Rocklin, CA 95650

Zoning: PD-20

General Plan: HDR

Location: North of Marlee Way & west of Fairway Drive.  
APN 371-090-001

Site Acreage: 8.46 acres

File #: SD-93-03, SPU-90-32

# of Units: 204

**Planning Commission Hearing Date(s)/Action/Resolution:**  
December 16, 1997 – Approved– PC-97-109

**7. ROCKLIN RIDGE TOWNHOMES**

Owner: Carlan, LLC Phone: (415) 431-9727  
Alan Schwartz  
155 Harriett Street, Suite 3  
San Francisco, CA 94103

Applicant: Borges Architectural Group Phone (916) 782-7200  
Adam O. Lovern  
1512 Eureka Road, Suite 240  
Roseville, CA 95661

Zoning: PD-20

General Plan: HDR

Location: Marlee Way west of Fairway Drive.  
APN's 371-090-001 & 002

Site Acreage: 11.45 acres

File #: DR-2002-30, SD-2002-05

# of Units: 132

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

December 16, 2003 – Recommended Approval to the City Council –  
PC-2003-107

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

February 24, 2004 – Approved – Reso. No. 2004-50

**8. HILLDALE TOWNHOMES**

Owner: Douglas Hanzlick Phone: (916) 624-4504  
4240 Rocklin Road, Suite 6  
Rocklin, CA 95677

Engineer: Land Development Services, Inc. Phone: (916) 624-1629  
C/o W. E. Mitchell  
4240 Rocklin Road, Suite 10  
Rocklin, CA 95677

Zoning: PD-15

General Plan: HDR

Location: South of Sunset Boulevard, Northeast of Marlee Way.  
APN 016-020-045

Site Acreage: 3.22 acres

File #: SPU-92-05, SD-92-02

# of Units: 31

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

November 4, 1997 – Approved – PC-97-116

**9. SUNSET EAST, UNIT 1: SILVER OAKS APARTMENTS**

Zoning: PD-20

General Plan: HDR

Location: 5780 Springview Drive.  
APN 016-030-05

Site Acreage: 2.6 acres

File #: SPU-76-01

# of Units: 59

**10. SUNSET EAST, UNIT 2**

Zoning: PD-4  
Location: West of Springview, between Sunset East Unit No. 6 to the north and Unit No. 5 to the south.  
APN Bk. 16 Pg. 380  
File #: SD-77-04  
Area: 13.5 acres  
Proposal: 54 single-family lots. All lots have been built out.

**11. SUNSET EAST, UNIT 3**

Zoning: PD-6.6  
Location: East of Springview Drive.  
APN 016-370-061-091, 016-385-001-048, 106-401-001-016  
File #: SD-76-01  
Area: 13.5 acres  
Proposal: 80 two-half plex units. All lots have been built out.

**12. SUNSET EAST, UNIT 4: ROLLING OAKS APARTMENTS (VOA)**

Applicant: Placer County V.O.A. Elderly Housing, Inc.  
Phone: 630-9415  
Zoning: PD-20  
General Plan: HDR  
Location: 5725 Shannon Bay Drive.  
APN 016-230-16  
Site Acreage: 3.97 acres  
File #: SPU-94-16  
# of Units: 78

**Planning Commission Hearing Date(s)/Action/Resolution:**  
April 4, 1995 – Approved – PC-95-15

**13. SUNSET EAST, UNIT 5: COUNTRY OAKS ESTATES**

Zoning: PD-3.9  
Location: West of Springview Drive, south of Sunset East #2.  
File #: SD-77-01  
Area: 14.46 acres  
Proposal: 58 single-family lots. All lots have been built out.

**14. SUNSET EAST, UNIT 6**

Developer: Ron McKim Construction  
Zoning: PD-4  
Location: West of Springview Drive, south of Shannon Bay Drive.  
File #: SD-78-04  
Area: 16.3 acres  
Proposal: 65 single-family lots. All lots have been built out.

**15. SUNSET EAST, UNIT 7: PARK VILLAGE APARTMENTS**

Zoning: PD-14.5  
General Plan: MHDR  
Location: 5761 Shannon Bay Drive.  
APN 016-030-17  
Site Acreage: 3.0 acres  
File #: SPU-82-08, SPU-82-11  
# of Units: 44



**16. SUNSET EAST, UNIT 8: SHANNON BAY APARTMENTS**

Zoning: PD-14.5  
General Plan: MHDR  
Location: 5757 Shannon Bay Drive.  
APN 016-030-016  
Site Acreage: 3.52acres  
File #: SPU-82-08, SPU-82-11  
# of Units: 50

**17. SUNSET EAST, UNIT 9: SPRINGVIEW OAKS APARTMENTS**

Owner/App: Barickman Development  
Engineer: Land Development Services, Inc. Phone: (916) 624-1629  
4240 Rocklin Road, Suite 10  
Rocklin, CA 95677  
Zoning: PD-14.5  
General Plan: MHDR  
Location: North of Sunset East #3, South of Sunset, East of Springview Drive.  
5795 Springview Drive.  
APN 016-030-19  
Site Acreage: 5 acres  
File #: SPU-86-15, SPU-86-16, SPU-88-04  
# of Units: 52

**18. SUNSET EAST, UNIT 10**

Developer: Ron McKim Construction  
Zoning: PD-R  
Location: North of Springview Drive, west of Bridle Trail Estates, Unit II.  
APN 016-410-020-025  
File #: SD-82-05, SPU-82-12  
Area: 9.3 acres  
Proposal: 6 single-family lots. All lots have been built out.

**19. SUNSET EAST, UNIT 11: PLACER WEST APARTMENTS**

Developer: Bert Ramsay Developer  
Zoning: PD-14.5  
General Plan: MHDR  
Location: 6055 Placer West Drive.  
APN 016-410-016  
Site Acreage: 7.72 acres  
File #: SPU-83-02, SPU-84-09  
# of Units: 44

**20. SUNSET EAST, UNIT 12: THE CROSSINGS APARTMENTS**

Developer: Cedar Pointe Construction Co., Inc. Phone: (916) 635-2153  
2893 Sunrise Boulevard, Suite 111  
Rancho Cordova, CA 95742

Zoning: PD-14.5

General Plan: MHDR

Location: East of Placer West Drive, South of Springview Drive. 6050 Placer West Drive.  
APN 016-410-017

Site Acreage: 3.9 acres

File #: SPU-88-09

# of Units: 68

**21. SUNSET EAST, UNIT 13: WOODSTREAM TOWNHOUSES**

Developer: Dominion Enterprises Phone: (916) 624-4504  
C/o Douglas Hanzlick  
4200 Rocklin Road, Suite 10  
Rocklin, CA 95677

Zoning: PD-14.5

General Plan: MHDR

Location: South of Springview Drive, and east of the Sunset East's western boundary.  
APN Bk. 16 Pages 42 & 44

File #: SPU-82-07

# of Units: 134

**22. SUNSET EAST, UNIT 14: BRIDLE TRAILS UNIT II**

Developer: Ron McKim Construction  
Zoning: PD-2.5  
Location: South Rainier Drive.  
File #: SD-84-04  
Area: 8.9 acres  
Proposal: 12 single-family lots. All lots have been built out.

**City Council Hearing Date(s)/Action/Resolution:**  
October 21, 1985 – Approved – Reso. No. 85-171

**23. SUNSET EAST, UNIT 15: SUNSET EAST MINI-STORAGE**

Developer: Dominion Enterprises Phone: (916) 624-4504  
C/o Douglas Hanzlick  
4240 Rocklin Road, Suite 6  
Rocklin, CA 95677  
Zoning: PD-C  
General Plan RC  
Location: North of the City limits east of Springview  
APN 016-410-008  
Site Acreage: 5.3 Acres  
File(s): SPU-83-08, SPU-87-04  
Proposal: Mini-storage facility

**Planning Commission Hearing Date(s)/Action/Resolution:**  
November 22, 1983 – Approved

**24. SPRINGVIEW VILLAGE APARTMENTS**

Owner: Dominion Enterprises  
C/o Douglas Hanzlick  
4240 Rocklin Road, Suite 6  
Rocklin, CA 95677  
Phone: (916) 624-4505

Zoning: PD-20

General Plan: HDR

Location: North and west of Springview Drive at its southern loop.  
5902 Springview Drive.  
APN 016-410-06

Site Acreage: 6 acres

File #: SPU-84-06

# of Buildings: 96

**25. HOPPER MEDICAL BUILDING**

Owner: Dan L. Hopper  
3420 Sunset Boulevard  
Rocklin, CA 95677  
Phone: (916) 624-3119

Applicant: Herbert W. Angel, AIA  
3294 Royal Drive  
Cameron Park, CA 95682  
Phone: (916) 677-4492

Zoning: C-1  
General Plan RC

Location: The project site is located at 3420 Sunset Boulevard.  
APN 016-230-006

Site Acreage: 0.43 Acres  
File(s): U-97-09

Proposal: An application requesting a Design Review and Conditional Use Permit for a commercial cluster complex including a new 2,792 square foot professional office building.

Building Size(s):  
Building A: 2,792 sq. ft. Finaled in 1998

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

February 3, 1998 – Approved – PC-98-04

**26. QUIK STOP**

Owner: Quik Stop Markets, Inc. Phone: (510) 657-8500  
4567 Enterprise Street  
Fremont, CA 94538

Applicant: Mike Lee, Architect Phone: (916) 372-0313  
3600 Seymour Avenue  
West Sacramento, CA 95691

Zoning: C-2

General Plan RC

Location: The subject property is located at the southwest corner of the intersection at  
Sunset Boulevard and Whitney Boulevard.  
APN 016-220-01

Site Acreage: 0.4 Acres

File(s): U-98-04, DR-2002-16

Proposal: An application to approve a modification to an approved Use Permit, which is to  
allow the addition of a canopy over the existing, but planned to be replaced fuel  
pumps, at the existing Quick Stop on the corner of Whitney Boulevard and  
Sunset Boulevard. The applicant plans to replace and upgrade the existing fuel  
tanks, lines and pumps, and proposes to add a canopy over the pumps.

Building Size(s):  
Fuel Canopy: 760 sq. ft. Finaled in 1999

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

October 6, 1998 – Approved – PC-98-32

27. WILLOW ROCK COMMERCIAL CENTER (FOOD SOURCE)

Applicant/ Developer: Connolly Development Co. Phone: (916) 454-1416  
1771 Stockton Blvd.  
Sacramento, CA 95816

Voit Companies Phone: (916) 641-8112  
3841 North Freeway Boulevard, Suite 160  
Sacramento, CA 95834

Zoning: PD-C

General Plan RC

Location: South of Fairway, north of the extension of Harding Blvd. and west of Lincoln Avenue.  
APN 016-460-10

Site Acreage: 12.01 Acres

File(s): SPU-88-14

Proposal: A 107,155 square-foot shopping center, including a Food Source store.

Building Size(s):  
Grocery Store: 58,783 sq. ft. Finaled in 1995  
Retail A: 4,200 sq. ft. Finaled in 1996  
Retail B: 23,300 sq. ft. Finaled in 1995  
Pad A: 5,400 sq. ft. Finaled in 1998  
Pad C: 3,735 sq. ft. Finaled in 1995  
Pad D: 2,802 sq. ft. Finaled in 1995

**Planning Commission Hearing Date(s)/Action/Resolution:**  
June 2, 1992 – Approved – PC-92-36

**28. FIVE STAR OFFICE PARK**

Owner: Voit Companies Phone: (916) 641-8112  
3841 North Freeway Boulevard, Suite 160  
Sacramento, CA 95834

Applicant: Pierce Development Phone: (916) 223-0653  
C/o Cal Pierce  
1355 East Cypress Street, Suite F  
Redding, CA 96002

Zoning: PD-C

General Plan RC

Location: Northeast corner of South Whitney Boulevard and Five Star Boulevard.  
APN 016-460-009

Site Acreage: 1.1 Acres

File(s): U-94-06, DL-94-03

Proposal: A Tentative Parcel Map to divide the property into two parcels of approximately 0.5 acres each. Also included is a Conditional Use Permit to allow for the construction of four (4) 3,100 square-foot buildings.

Building Size(s):  
Building A: 3,100 sq. ft. Finaled in 1996  
Building B: 3,100 sq. ft. Finaled in 1996  
Building C: 3,100 sq. ft. Finaled in 1996  
Building D: 3,100 sq. ft. Finaled in 1996

**Planning Commission Hearing Date(s)/Action/Resolution:**  
December 6, 1994 – Approved – PC-94-48



**29. WALMART/FIVE STAR PLAZA REMODEL**

Owner: Walmart Realty Phone: (479)-277-9180  
 2001 S.E. 10<sup>th</sup> Street  
 Bentonville, AR 72719

Applicant: Arizona Partners/MDM Architects Phone: (480) 368-0111  
 Sam Librizzi  
 6621 N. Scottsdale Road  
 Scottsdale, AZ 85250

Zoning: PD-C

General Plan RC

Location: 6850 Five Star Blvd.  
 APN 016-350-049

Site Acreage: 4 Acres

File(s): SPU-92-03/A

Proposal: Request for the approval of a modification of a Design Review for the Walmart building.

Building Size(s):  
 Existing Former Walmart: 125,465 sq. ft. Building finalized in 1993. Remodel finalized in 2005  
 Expansion: 7,409 sq. ft. Finalized in 2005

**Planning Commission Hearing Date(s)/Action/Resolution:**  
 April 6, 2004 – Approved – PC-2004-28

**30. WALMART PAD BUILDINGS (FIVE STAR RETAIL)**

Developer: Mark III Development Phone: (916) 381-8080  
5101 Florin Perkins Road  
Sacramento, CA 95826

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

Zoning: PD-C

General Plan RC

Location: Southeast corner of the intersection of Five Star Boulevard and Hanzlick Drive.  
APN 016-350-051, -052, -053

Site Acreage: 2.74 Acres

File(s): DR-96-05

Proposal: A total of 2 commercial buildings: one at 12,200 square feet and the other at  
10,600 square feet.

Building Size(s):  
Building A: 12,200 sq. ft. Finaled in 1998  
Building B: 10,600 sq. ft. Finaled in 1998

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

October 15, 1996 – Approved – PC-96-86

**31. FIVE STAR STATION**

Owner: Radiological Associates of Sacramento Phone: (916) 444-0645  
1800 "I" Street  
Sacramento, CA 95814

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

Zoning: PD-C

General Plan RC

Location: Northeast corner of Stanford Ranch Road and Highway 65.  
APN 016-350-44

Site Acreage: 2.74 Acres

File(s): SPU-91-08, DL-96-01, SPU-96-01

Proposal: A Tentative Parcel Map to divide 3.9 acres into four parcels and a Specific Plan  
Use Permit to develop the parcels with retail commercial uses and structures.

Building Size(s):  
Building A: 12,990 sq. ft. Finaled in 1997

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

- November 19, 1991 – Approved – PC-91-74
- January 16, 1996 – Approved – PC-96-04
- April 16, 1996 – Approved – PC-96-36
- December 17, 1996 – Approved – PC-96-108

**32. FIVE STAR STATION, PHASE II**

Owner: Radiological Associates of Sacramento Phone: (916) 444-0645  
1800 "I" Street  
Sacramento, CA 95814

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

Zoning: PD-C

General Plan RC

Location: Northeast corner of Stanford Ranch Road and Highway 65.  
APN 016-350-44

Site Acreage: 2.74 Acres

File(s): DR-97-09

Proposal: An application to approve a Design Review to allow construction of an 11,082 square-foot building and standard site improvements such as parking, landscaping, etc. to house retail commercial and office uses.

Building Size(s):  
Building A: 11,155 sq. ft. Finaled in 1998

**Planning Commission Hearing Date(s)/Action/Resolution:**  
December 2, 1997 – Approved – PC-97-125

**33. COMFORT SUITES**

Owner: Sacramento City Lodging Partners, LLC Phone: (916) 641-7013  
C/o Sharad Patel  
6019 Sunrise Mall  
Citrus Heights, CA 95610

Architect: Lee Gage & Associates Phone: (209) 439-2222  
7636 N. Ingram, Suite 107  
Fresno, CA 93711

Zoning: PD-C

General Plan RC

Location: Five Star Boulevard, southerly of the intersection of Hanzlick Drive and Five  
Star Boulevard.  
APN 016-350-073, -074, -075

Site Acreage: 2.74 Acres

File(s): SPU-97-14

Proposal: Specific Plan Use Permit for the development of a 70,909 square-foot (90 room)  
three- story motel.

Building Size(s):  
Building A: 37,520 sq. ft. Finaled in 1999

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

July 15, 1997 – Recommended approval to City Council – PC-97-51

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

July 22, 1997– Approved – Reso. No. 97-175

**34. FIVE STAR CAR WASH**

Developer: Mark III Development Phone: (916) 381-8080  
5101 Florin Perkins Road  
Sacramento, CA 95826

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

Zoning: PD-C

General Plan RC

Location: East of Stanford Ranch Road, south and west of Five Star Boulevard.  
APN 016-350-046

Site Acreage: 7.3 Acres

File(s): DL-95-03, SPU-96-04

Proposal: x

Building Size(s):  
Car Wash/Office: 6,156 sq. ft. Finaled in 1997  
Auto Service: 3,620 sq. ft. Finaled in 1997

**Planning Commission Hearing Date(s)/Action/Resolution:**  
August 20, 1996 – Approved – PC-96-59

**35. INTERNATIONAL HOUSE OF PANCAKES**

Owner: Marvin L. Oates Phone: (916) 381-0609  
8615 Elder Creek Road  
Sacramento, CA 95828

Applicant: Land Development Services, Inc. Phone: (916) 624-1629  
4240 Rocklin Road, Suite 10  
Rocklin, CA 95603

Zoning: PD-C

General Plan RC

Location: Parcel 8 of Five Star Plaza, south of the Carl's Jr. Restaurant off Five Star  
Boulevard, between Five Star Boulevard and Stanford Ranch Road.  
APN 016-350-060

Site Acreage: 0.88 Acres

File(s): SPU-97-20

Proposal: Construction of a 4,800 square-foot International House of Pancakes restaurant.

Building Size(s):  
Building A: 4,800 sq. ft. Finaled in 1998.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
September 16, 1997 – Approved – PC-97-90

**36. ROCKLIN GOODYEAR TIRE STORE**

Owner: Rocklin Tire/Goodyear Phone: (916) 752-0577  
8124 Auburn Boulevard  
Citrus Heights, CA 95610

Applicant: Edward J. Fox, Architect Phone: (916) 442-7407  
2118 E Street  
Sacramento, CA 95816

Zoning: PD-C

General Plan RC

Location: The subject property is generally located at the southeasterly corner of the intersection of South Whitney and Five Star Boulevards.  
APN 016-350-068

Site Acreage: 0.48 Acres

File(s): SPU-98-08

Proposal: An application to approve a Specific Plan Use Permit to allow the construction of a 3,832 square-foot building that will house a Goodyear Tire Store, with six service bays. The project would provide for 19 on-site parking spaces, and landscaping in accord with City code requirements.

Building Size(s):  
Building A: 3,832 sq. ft. Finaled in 1999

**Planning Commission Hearing Date(s)/Action/Resolution:**  
August 4, 1998 – Approved – PC-98-68



**37. FIVE STAR OFFICE PLAZA**

Owners: Gene Delyon Phone: (916) 624-0201  
4220 Granite Drive, Suite 2C  
Rocklin, CA 95677

Marvin L. Oates  
8615 Elder Creek  
Sacramento, CA 95828

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

Zoning: PD-C

General Plan RC

Location: Southwest corner of South Whitney Blvd. & Five Star Boulevard.  
APN 016-350-037

Site Acreage: 2.34 Acres

File(s): DL-95-07, SPU-95-15, DR-96-06

Proposal: A Tentative Parcel Map to divide the property into four parcels, and a Specific  
Plan Use Permit for the four buildings for retail and business professional uses:  
Two buildings belonging to Mark III are 7,166 square feet each; Buildings 3 and  
4, belonging to Delyon, are 7,861 square feet and 3,791 square feet.

Building Size(s):  
Building A: 3,832

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

January 16, 1996 – Approved – PC-96-09 (SPU-95-15)  
October 1, 1996 – Approved – PC-96-76 (DR-96-06)

**38. ROCKLIN SELF STORAGE**

Owner: Marvin L. Oates  
8615 Elder Creek  
Sacramento, CA 95828

Applicant: Thomas Smith Phone: (916) 889-8070  
11899 Edgewood Road, Suite H  
Auburn, CA 95603

Zoning: PD-C

General Plan RC

Location: Northeast corner of Stanford Ranch Road and Fairway Drive.  
APN 016-020-036, 016-060-018

Site Acreage: 5.6 Acres

File(s): SPU-97-08

Proposal: Construction of a self-storage facility, consisting of eight storage buildings, 40  
Recreational Vehicles and boat storage units, an office and manager's apartment.

Building Size(s):  
Building A: 3,832

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

July 1, 1997– Recommended for Approval to City Council – PC-97-43

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

July 22, 1997 – Approved – Reso. 97-173

**39. FIVE STAR PROFESSIONAL OFFICE / MEDICAL BUILDING**

Owner: Hanzlick Family Partnership Phone: (916) 624-4504  
4240 Rocklin Road, Suite 6  
Rocklin, CA 95677

Zoning: PD-C

General Plan RC

Location: Southwest corner of Fairway Drive and Sunset Blvd.  
APN 016-020-38

Site Acreage: 3.33 Acres

File(s): SPU-90-26

Proposal: Construction of a 30,000 square-foot medical center

Building Size(s):  
Building A: 30,000 sq. ft. Finaled in 1992.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
October 16, 1990 – Approved – PC-90-97

**40. FAIRWAY DOWNS**

Owner: Dominion Enterprise Phone: (916) 624-4504  
4240 Rocklin Road, Suite 6  
Rocklin, CA 95677

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

Zoning: PD-C

General Plan RC

Location: The southeast corner of Fairway Drive and Sunset Boulevard.  
APN 016-020-028 and -045

Site Acreage: 5.19 Acres

File(s): PDG-94-02, DL-94-05, SPU-94-14, U-94-07

Proposal: A General Development Plan to eliminate potential incompatible uses. An application for a tentative parcel map and specific plan use permit to divide the property into six parcels, and to develop one of them with a 9,600 square-foot commercial building, a portion of which is to be used as a specialty food store (Quik Mart). A second Specific Plan Use Permit for the remaining 5 parcels

Building Size(s):  
Building A: 10,080 sq. ft. Finaled in 1996  
Building B: 6,000 sq. ft. Finaled in 2002  
Building C: 8,400 sq. ft. Finaled in 2004  
Building D: 7,200 sq. ft. Finaled in 2004  
Building E: 11,280 sq. ft. Finaled in 2008  
Building F: 7,200 sq. ft. Finaled in 2008

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

January 3, 1995 – Approved – PC-95-02 (Original Pjt.)  
November 7, 1995 – Approved – PC-95-67 (Parcels 2 thru 6)  
July 10, 2001 – City Council amended retail food definition to include hard liquor sales.

**41. SUNSET CHRISTIAN CENTER (aka Destiny Church)**

Owner: Buzz Oates Enterprises/  
Sunset Christian Center, Inc.  
6900 Destiny Drive  
Rocklin, CA 95677  
Phone: (916) 780-2273

Applicant: Gordon Rodgers & Co., Inc.  
4447 Granite Drive, Suite 704  
Rocklin, CA 95677  
Phone: (916) 632-0589

Zoning: PD-BP

General Plan BP

Location: 6900 Destiny Drive.  
APN 016-350-088 and 016-350-085 (portion)

Site Acreage: 14.68 Acres

File(s): Phase 1 SPU-97-31, SPU 97-31A, DR-2005-09,  
Phase 2 DR-2000-15, U-2000-14,  
Phase 3 DR-2005-09  
Phase 4 DR-2005-09A, U-2000-14A

Proposal:

Phase I: SPU-97-31, SPU 97-31A, DR-2005-09: An application to approve a Specific Plan Use Permit for the proposed, new Sunset Christian Center. Said permit to establish a master development plan for the proposed church facility, including design, site layout, parking, phasing, etc. The complex is approximately 180,000 square feet and is scheduled to be built over a 15-year period consisting of four phases. It will include an auditorium, administration center, atrium, maintenance facility, classrooms, gymnasium, chapel, and 797 off street parking spaces. Phase II will involve the construction of the gymnasium with locker rooms and 12 classrooms. In addition, Phase II will add restrooms on the second floor of the existing building.

Phase II: DR-2000-15, U-2000-14: A conditional use permit to authorize the Sunset Christian Center church and school facility to use an existing adjacent office building (APN #016-350-097). A separate but concurrent application for design review approval to allow the construction of Phase II of the Sunset Christian Center to add a gym, locker rooms, classrooms, offices, and new building mounted signs including a manual reader board.

## South of Sunset

Phase III: DR-2005-09: Request for approval of a design review for the third phase of the multi-phased Sunset Christian Center. The square footage of the proposed dining hall building is 12,950 square feet.

Phase IV: DR-2005-09A, U-2000-14A. Fabricate three interior illuminated crosses to be installed on the S/E corner of church property.

### Building Size(s):

Church: 57,227 sq. ft. Finaled in 1999

School/Gym: 25,974 sq. ft. Finaled in 2002

Expansion: 21,014 sq. ft. Finaled 2006

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

February 17, 1998 – Recommended approval to City Council –98-07

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

March 24, 1998 – Approved – Reso. No. 98-76

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

December 5, 2000 – Approved – PC 2000-107& 2000-108

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

June 7, 2005 – Approved – PC-2005-60

### Phase IV: **Planning Commission Hearing Date /Action**

February 19, 2013 – Approved – PC-2013-12

**42. FIVE STAR COMMERCIAL CENTER**

Owner: Marvin Oates, Tim O'Brien, and Mark O'Brien  
8615 Elder Creek Road  
Sacramento, CA 95828  
Phone: (916) 381-3600

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

Zoning: PD-C

General Plan RC

Location: 6761 Stanford Ranch Road.  
APN 016-350-069

Site Acreage: 0.77 Acres

File(s): SPU-99-33

Proposal: An application to approve a Specific Plan Use Permit to allow construction of a 9,200 square foot multi-tenant commercial building.

Building Size(s):  
Building A: 9,200 sq. ft. Finaled in 2001

**Planning Commission Hearing Date(s)/Action/Resolution:**  
April 4, 2000 – Approved – PC-2000-25

**43. KENTUCKY FRIED CHICKEN**

Owner: Marvin L. Oates Phone: (916) 381-3600  
8615 Elder Creek Road  
Sacramento, CA 95828

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

Zoning: PD-C

General Plan RC

Location: Five Star Boulevard at South Whitney Boulevard.  
APN 016-350-059

Site Acreage: 0.77 Acres

File(s): SPU-99-05

Proposal: An application to approve a specific plan use permit to allow construction of a 3,096 square foot, one story retail commercial building to a Kentucky Fried Chicken (KFC) restaurant.

Building Size(s):  
Restaurant: 3,096 sq. ft. Finaled in 2000

**Planning Commission Hearing Date(s)/Action/Resolution:**  
May 18, 1999 – Approved – PC-99-42



**44. SUNSET OAKS ADVENTIST CHURCH**

Owner: N. California Conference Association Phone: (925) 685-4300  
of Seventh-Day Adventist  
401 Taylor Boulevard  
Pleasant Hill, CA 94523

Applicant: Sunset Oaks Adventist Church Phone: (916) 624-4877  
P. O. Box 1497  
Rocklin, CA 95677

Zoning: C-1 & PD-C

General Plan RC

Location: Southeast corner of Sunset Boulevard and Springview Drive.

Site Acreage: 0.77 Acres

File(s): SPU-99-30, SPU-99-30A

Proposal: Request for approval of an application to approve a Specific Plan Use Permit to allow a church. The master plan consists of a phased development beginning with a 12,000 square foot Family Life Center and Multi-purpose building and associated site improvements on this 3.61± acre parcel. The second phase is a 2,300 square foot classroom wing addition that may be consolidated into the phase one construction. The third phase and final phase will be a sanctuary with steeple and connecting foyer between the phase one family life center and this third phase construction. The project at build-out will consist of one 27,100 square-foot church/multi-use building including foyer and restrooms.

Building Size(s):  
Building A: 13,914 sq. ft. Finaled in 2003

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

June 20, 2000 – Approved – PC-2000-56  
August 19, 2003 – Approved – PC-2003-69

**45. FIVE STAR PLAZA BANK**

Owner: Buzz Oates Enterprises II Phone: (916) 624-8172  
8615 Elder Creek Road, Suite 100  
Sacramento, CA 95828

Applicant: Land Development Services, Inc.  
4240 Rocklin Road, Suite 4B  
Rocklin, CA 95677

Zoning: PD-C

General Plan RC

Location: The subject property is generally located at the northwesterly corner of the intersection of Five Star Boulevard and Destiny Drive.  
APN's 016-350-066, -067

Site Acreage: 0.77 Acres

File(s): SPU-99-22

Proposal: An application to approve a specific plan use permit to allow construction of an 11,600 square foot commercial multi-tenant building with a drive-thru window to house a bank and other potential uses.

Building Size(s):  
Building A: 11,600 sq. ft. Finaled in 2000

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

September 21, 1999 – Approved – PC-99-81

**46. CAFÉ DELICIAS**

Owner: Nabor Ramirez Phone: (916) 782-4004  
332 Margaret Way  
Roseville, CA 95678

Applicant: Trigg Construction, Inc. Phone (916)-439-4993  
C/o Dave Knotts  
4440 Piedra Court  
Rocklin, CA 95677

Zoning: PD-C

General Plan RC

Location: On the southeast corner of Five Star Boulevard and Destiny Drive. 6835 Five  
Star Boulevard.  
APN 016-350-083

Site Acreage: 0.77 Acres

File(s): U-2001-09, DR-2001-17

Proposal: The applicant is requesting a use permit and design review approval to construct  
a 2,400 square-foot Mexican Restaurant.

Building Size(s):  
Building A: 2,400 sq. ft. Finaled in 2003

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

August 20, 2002 – Approved – PC-2002-68

**47. DESTINY DRIVE OFFICE COMPLEX**

Owner: Tim & Phyllis Obrian, Mark Obrian, Phone: (916) 381-8080  
Buzz Oates, Marvin L. Oates Trust  
5101 Florin Perkins Road  
Sacramento, CA

Applicant: Land Development Services Phone: (916) 624-1629  
C/o W.E. Mitchell  
4240 Rocklin Road, Suite 5  
Rocklin, CA 95677

Ron and Chris Harder (Heritage Oaks Memorial Chapel)

Zoning: PD-BP

General Plan BP

Location: Northeast side of Destiny Drive.

Site Acreage: 0.77 Acres

File(s): DL-99-07, SPU-99-24, SPU-99-24A, (Original Project)  
DR-2008-04, U-2008-03 (Heritage Oaks Memorial Chapel)

Proposal: A request for approval of a Tentative Parcel Map to divide two existing parcels into 6 individual parcels. Applicant is also requesting design review approval to construct six professional offices that would be distributed evenly across the six parcels. Heritage Oaks Memorial Chapel is a request for approval of a funeral home in building F.

Building Size(s):  
Building A: 9,791 sq. ft. Finaled in 2000  
Building B: 16,322 sq. ft. Finaled in 2000  
Building C: 4,945 sq. ft. Finaled in 2000  
Building D: 3,438 sq. ft. Finaled in 2000  
Building E: 7,375 sq. ft. Finaled in 2000  
Building F: 6,158 sq. ft. Finaled in 2000

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

September 21, 1999 – Approved – PC-99-77 (SPU-99-24)  
September 21, 1999 – Approved – PC-99-79 (DL-99-07)  
November 5, 2002 – Approved – PC-2002-92 (SPU-99-24A)  
July 15, 2008 – Approved – PC-2008-14 (DR-2008-04, U-2008-03)

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

August 26, 2008 – Appd – Res 2008-222, 223, 224 (DR-2008-04, U-2008-03)

**48. DUTCH BROTHERS COFFEE**

Owner: Dan L. Hopper, DDS Phone: (916) 624-3120  
 3420 Sunset Boulevard  
 Rocklin, CA 95677

Applicant: Table Rock Consulting Phone: (916) 715-7307  
 PO Box 6492  
 Auburn CA 95604

Zoning: C-1

General Plan BP

Location: 3420 Sunset Boulevard.  
 APN 016-230-014

Site Acreage: 0.44 Acres

File(s): BZ-2012-02

Proposal: Approval of a BARRO zone permit to allow the construction of a 400 square foot drive thru coffee kiosk with a monument sign and related parking and landscaping.

Building Size(s):  
 Building A: 400 square ft.

**Community Development Director/Action/Resolution:**  
 March 25, 2013 – Approved – AD-2013-02

**49. ATLANTIS RESIDENTIAL DEVELOPMENT**

Owner: Avant Garde Development, LLC Phone: (916) 939-9299  
284 Muse Drive  
El Dorado Hills, CA 95762

Applicant: Omni-Means, Ltd. Phone: (916) 782-8688  
Scott Robertson  
2237 Douglas Blvd., Suite 100  
Roseville, CA 95661

Zoning: PDR

General Plan: MHDR

Location: North side of Chalmette Court (near Sunset & Whitney).  
APN's 016-210-012 & 016-240-045

Site Acreage: 11.69 acres

File #: DR-2002-32, SD-2002-06, PDG-2002-04, DR-2002-32A

# of Units: All units are built and finaled.

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

April 15, 2003 – Recommended approval to City Council – PC-2003-41(orig. ppt.)  
July 5, 2005 – Approved – PC-2005-75 (DR-2002-3A)

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

June 10, 2003 – Approved – Reso. No. 2003-155, 156 (orig. ppt)  
July 28, 2005 – Approved – Reso 2005-218 (DR-2002-3A)

**50. ROCKLIN 94**

Owner: Sixells, LLC (David J. Lonich) Phone: (530) 226-0100  
 923 Dana Drive, Ste. 14  
 Redding, CA 96003

Applicant: Sixells, LLC (James Franklin) Phone: (916) 962-7553  
 4227 Sunrise Blvd., Ste. 220  
 Fair Oaks, CA 95626

Zoning: PD-20

General Plan: HDR

Location: Approx. 150' south of Springview Road, northwest of where the Highway 65  
 Overpass intersects with Southern Pacific Railroad.

Site Acreage: 4.7 acres

File #: DR-2003-04, TRE-2003-22, PDG-2003-01, SD-2003-03 & U-2003-04

# of Units: 91. All units are built.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
 September 16, 2003– Recommended for Approval to City Council – PC-2003-87

**City Council Hearing Date(s)/Action/Resolution:**  
 October 28, 2003 – Approved – Reso. No. 2003-346

**51. STARZ MARKET CAFÉ**

Owner: Jeff Fineman Phone: (916) 315-0555  
6818 Five Star Blvd.  
Rocklin, CA 95677

Applicant: Gordon Rogers & Co. Phone: (916) 632-3310  
Kevin Hallock  
4447 Granite Drive, Suite 704  
Rocklin, CA 95677

Zoning: PD-C

General Plan RC

Location: APN 016-350-064.

Site Acreage: 0.48 Acres

File(s): DR-2003-18

Proposal: Approval of design review to construct an approximate 4,000 sq. ft. market café/office building.

Building Size(s):  
Building A: 4,000 sq. ft. No building permits were issued before expiration.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
April 6, 2004 – Approved – PC-2004-34 (**EXPIRED** on April 6, 2006)



**52. TRITON TOWERS**

Owner: Royash Investments, LLC Phone: (916) 425-1999  
Hassan Minoeifar Fax: (916) 783-5469  
4120 Douglas Blvd. #306-139  
Granite Bay, CA 95746

Applicant: Same as Above

Zoning: C-1

General Plan RC

Location: Sunset Blvd.  
APN: 016-230-001, 002 & 003

Site Acreage: 1.256 Acres

File(s): SD-2004-06, DR-2004-28, PDG-2004-02, GPA-2004-02, Z-2004-03

Proposal: Request for approval of a Design Review to construct a 9,900 sq. ft. office building and a tentative subdivision map to create lots for 12 townhomes totaling 22,664 sq. ft. The request for approvals of a General Development Plan, a General Plan Amendment and a Rezone to create a new live/work zone.

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

# of Units: 12 townhomes

**Planning Commission Hearing Date(s)/Action/Resolution:**  
April 1, 2008 – Approved – PC-2008-19, 22, 23

**City Council Hearing Date(s)/Action/Resolution:**  
May 13, 2008 – Approved – Reso 2008-111, 113, 114

**53. FIVE STAR VILLAGE, PHASE III (Scandinavian Design)**

Owner: Five Star Plaza, LLC Phone: 480-368-0111  
C/o Arizona Partners Fax: 480-368-0444  
6621 N. Scottsdale Rd.  
Scottsdale, AZ 85250

Zoning: PD-C

General Plan RC

Location: 6850 Five Star Blvd

Site Acreage: 13.341 Acres

File(s): DR-2005-08, DL-2005-02, PDG-2005-02

Proposal: Request Design Review and Tentative Parcel Map for a 40,000 S.F. retail building

Building Size(s):  
Building A: 40,000 sq. ft. Finaled in 2008.

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

October 4, 2005 – Approved – PC-2005-118

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

November 8, 2005 – Approved – Reso 2005-368 thru 371

**54. SPMUD ADMINISTRATIVE BUILDING**

Owner/Applicant:

: South Placer Municipal Utility District  
3671 Taylor Rd.  
Loomis, CA 95650  
Contact: Charles Clark, General Manager

Phone: 916-652-3938  
Fax: 916-652-3938

Zoning: PD-C

General Plan RC

Location: 5805 Springview Drive  
APN #016-410-014

Site Acreage: 13.341 Acres

File(s): DR-2006-18, DR-2006-18A

Proposal: Construct new 3,850 square foot administration building adjacent to existing office/warehouse building. Remodel West façade of existing building to conform to the new administrative building.

Construction of a 2200 square foot equipment storage building.

Building Size(s):

Building A: 3,850 sq. ft. Finaled in 2008  
Equipment Shed Bldg 2280 sq.ft. finaled 2010

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

February 20, 2007 – Approved – PC-2007-04

January 19, 2010 – Approved – PC-2010-02

January 19, 2010 – Approved – PC-2010-01, 02

**55. PROPEL FUELS**

Owner: McLean Consulting  
1107 Investment Blvd., #160  
El Dorado Hills, CA 95762  
Contact: Keith R. McLean

Phone: 916-934-0490  
Fax: 916-934-0495

Applicant: Bodh Kunwar  
3539 Shadow Creek Drive  
Danville, CA 94506

Phone: 925-736-4922  
Fax: 925-736-5140

Zoning: PD-C

General Plan RC

Location: 6700 Five Star Blvd.  
APN: 016-350-045

File(s): SPU-90-09B

Proposal: Request for approval to modify an existing approved project to construct a 204 sf canopy & bio fuel dispensing island with underground storage tank & state required signage

Building Size(s):  
Fuel Canopy: 204 sq. ft. Built and finalized.

**Planning Commission Hearing Date(s)/Action/Resolution:**  
October 7, 2008 – Approved – PC-2008-60

**56. CARL'S JR. RESTAURANT**

Owner: Marvin L. Oates  
8615 Elder Creek Road  
Sacramento, CA 95828

Phone: (916) 381-3600

Applicant: Frank T. Oley  
Carl Karcher Enterprises

Zoning: PD-C

General Plan RC

Location:

File(s): SPU-95-10

Proposal: An application for a specific plan use permit for a 3,035 square-foot building (Carl's Jr. Restaurant), to be located on a 38,484 square foot site, on Parcel #9 of Five Star Plaza. The facility will include seating for 90 people inside and 12 to 16 people outside, and will include a drive-thru facility as well as a play equipment facility.

Building Size(s): 3035 square feet

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

December 19, 1995 – Approved – PC-95-76, 77