



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:

November 14, 2018

Project Name and Requested Approvals:

Vue at Rocklin Ridge Apartments – Clubhouse

- SPECIFIC PLAN USE PERMIT AMENDMENT, SPU2018-0001

Staff Description of Project:

This application is a request for approval of a Specific Plan Use Permit Amendment of a project originally approved in 1985 (Springview Village Apartments; SPU-84-05). The amended SPU would allow for construction of a 1,204 square foot clubhouse building within the apartment complex (now called Vue at Rocklin Ridge Apartments). The clubhouse would replace an existing 405 square foot pool house which is currently located on the site.

Location:

The subject site is located at 5953 Springview Drive. APN: 016-410-007.

Existing Land Use Designations:

The property is zoned Planned Development Residential, 15 dwelling units per acre (PD-15).

The General Plan designation is Medium High Density Residential (MHDR).

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:

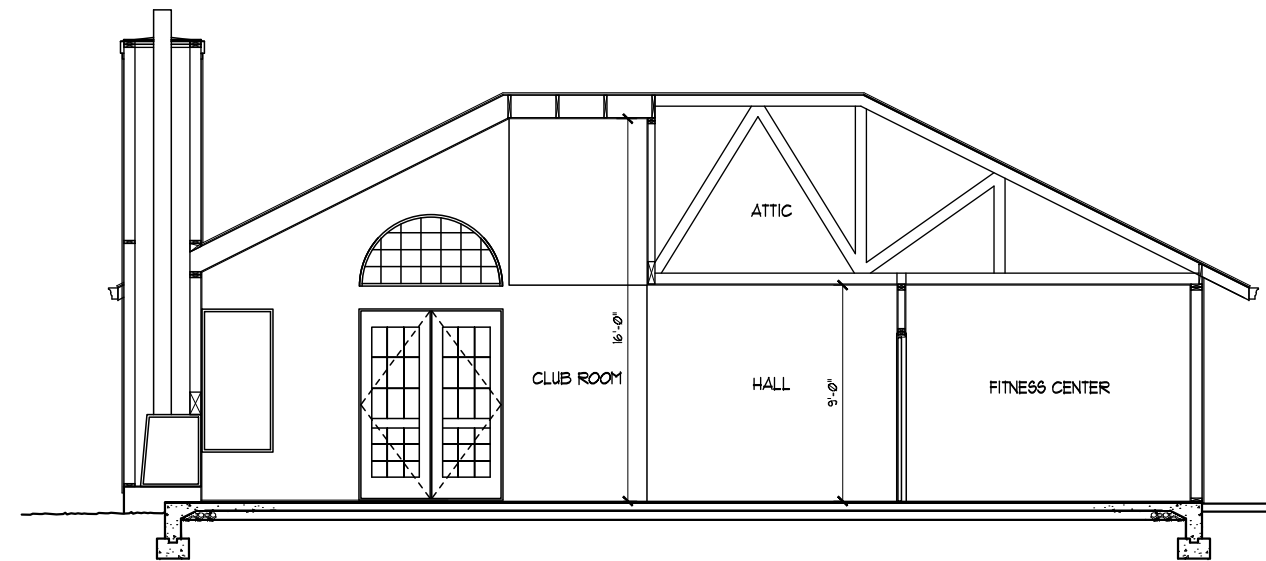
A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

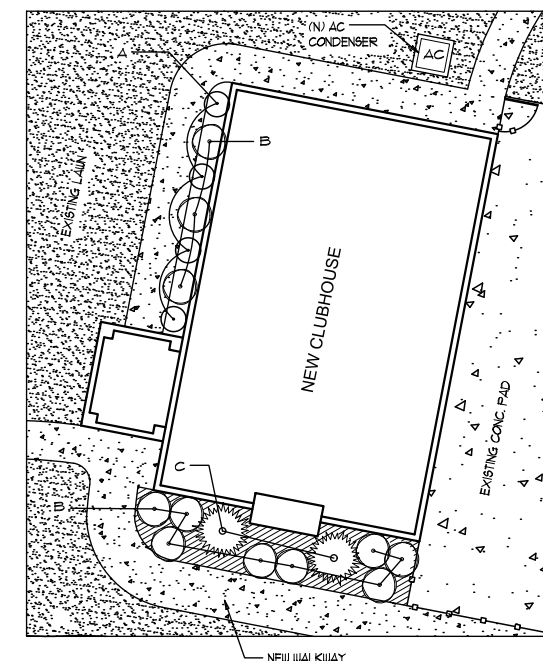
The applicant is John Darouian. The owner is MFT - Springview, LLC.

Attached Information:

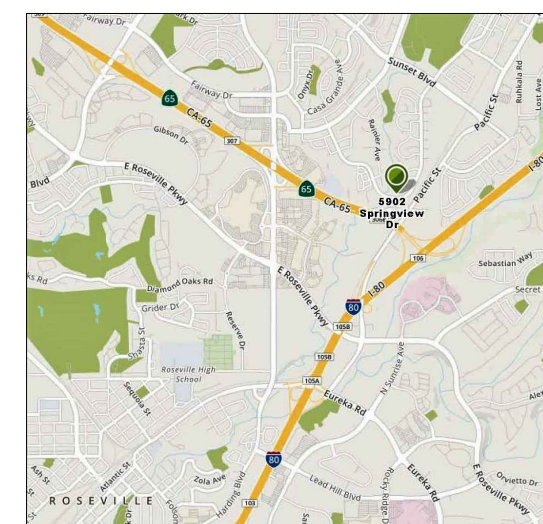
For additional detail please see the attached information from the project application form and the submitted application exhibits.



$1/4'' = 1'-0''$



Scale: 1" = 10' - 0"



NTS

PROJECT SUMMARY

PROJECT DESCRIPTION:
"MODIFICATION TO APPROVED PROJECT" TO
CONSTRUCT A 1204 SQ. FT. OF CLUBHOUSE. THE
CLUBHOUSE WILL HOUSE NEXT TO THE
EXISTING POOL AREA AND WILL REPLACE AN
EXISTING 405 SQ. FT. OF A POOL HOUSE.

PROJECT ADDRESS:
THE VUE AT ROCKLIN RIDGE APARTMENT
FORMERLY KNOWN AS SPRINGVIEW VILLAGE
APARTMENT,
5902 SPRINGVIEW DRIVE ROCKLIN, CA 95611
"SITE C"

APN NUMBER: APN IS 016-410-007

ZONING: PD-R/MHDR

PROJECT DATA:	
BUILDING AREA	1204± SQ FT
LANDSCAPING	254± SQ FT
PAVING	873 SQ FT

PARKING:
EXISTING WITH MODIFICATION
TO THE HANDICAPPED PARKING.
NEW BIKE RACK- 4 SPACE

OWNER:
DONALD T. MEAGHER
3145 CIRCA DE TIERRA
ENCINITAS, CA 92024
PHONE: (858) 759-3463

OWNER REPRESENTATIVE:
BRANDY JOHNSON,
FPI MANAGEMENT, INC
800 IRON POINT ROAD
FOLSOM, CA 95630
PHONE: (916) 850-4432

PROJECT TEAM

1. **DESIGN COMPANY**
JOHN DAROUJIAN
ADDRESS: 129 SUNLIGHT DRIVE
BRENTWOOD, CA 94513
PHONE: (925) 420-3322
CELL: (925) 303 1374
EMAIL: JOHN@BATCODESIGN.COM
WEBSITE: WWW.BATCODESIGN.COM
2. **STRUCTURAL ENGINEERING**
APPLIED ENGINEERING
CONTACT: SASSON RAJABI
ADDRESS: 991 MONTAGUE EXPRESSWAY #207
MILFITAS, CA 95035
PHONE: (408) 263 5902
FAX: (408) 263 5915
EMAIL: SASSON@APPLIEDSE.COM
WEBSITE: WWW.APPLIEDSE.COM

SHEET INDEX

A0	TITLE SHEET/SITE PLAN/LANDSCAPE PLAN & SECTION
A1	FLOOR PLAN AND ELEVATIONS
A2	COLOR EXHIBITS

SITE PLAN LEGEND

- LEGEND**
- | | |
|---|---------------------------------------|
|  | PATH OF OF HANDICAP ACCESSIBLE TRAVEL |
|  | TREES TO BE REMOVED |
|  | TREES TO REMAIN |
|  | EXISTING SITE LIGHT |
|  | EXISTING POOL HOUSE TO BE DEMOLISHED |

 COPYRIGHT 2018 BAYCO DESIGN		
REVISIONS		
DR	J.D.	DATE 11-07-18
CK	J.D.	PROJ 092617

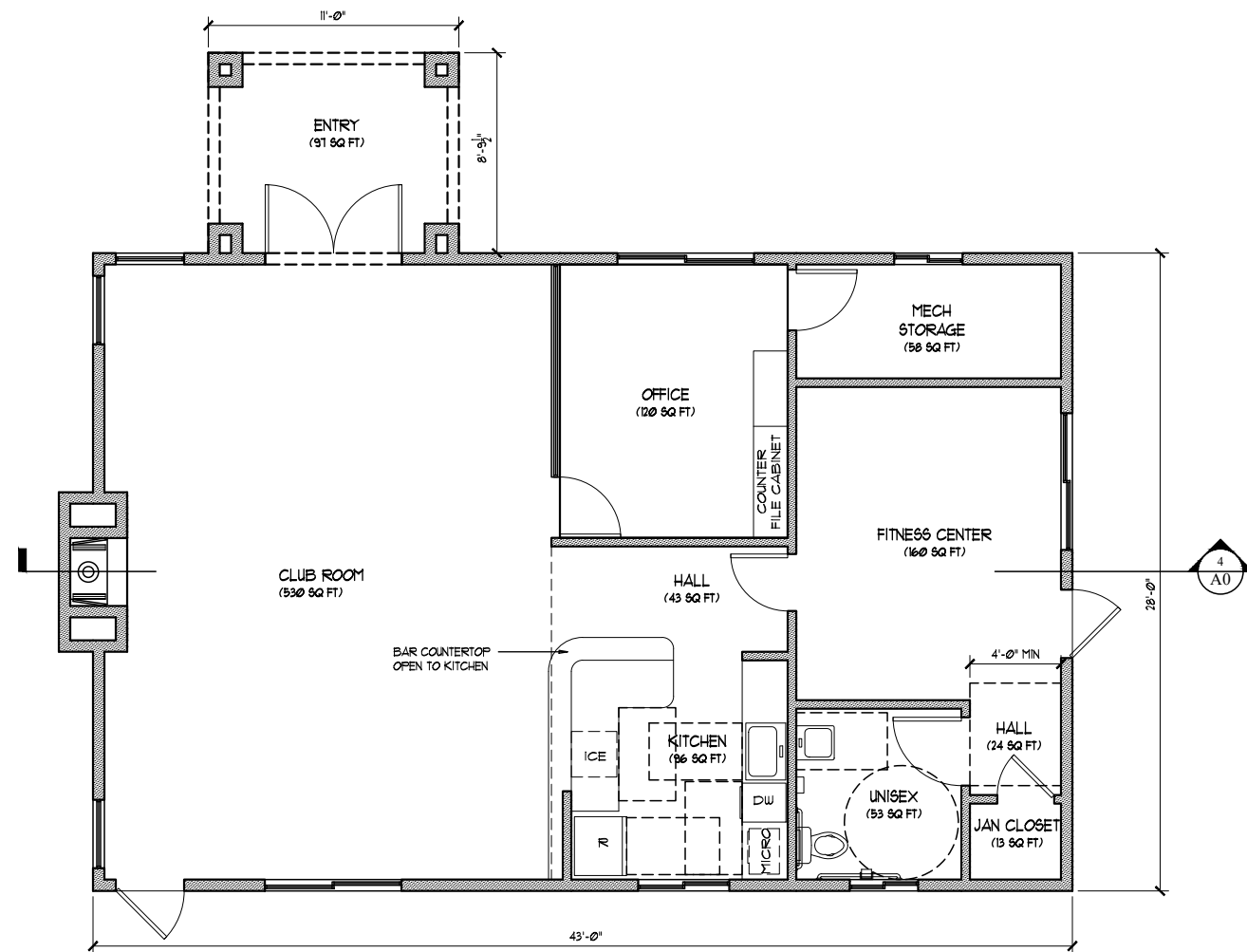
Bayco Design 

729 Sunlight Drive Brentwood, CA 94513
Phone: (925) 420-5322

**The VUE at Rocklin Ridge
Apartment Clubhouse**
5302 SPRINGVIEW DR, ROCKLIN, CA 95671

TITLE SHEET

A0

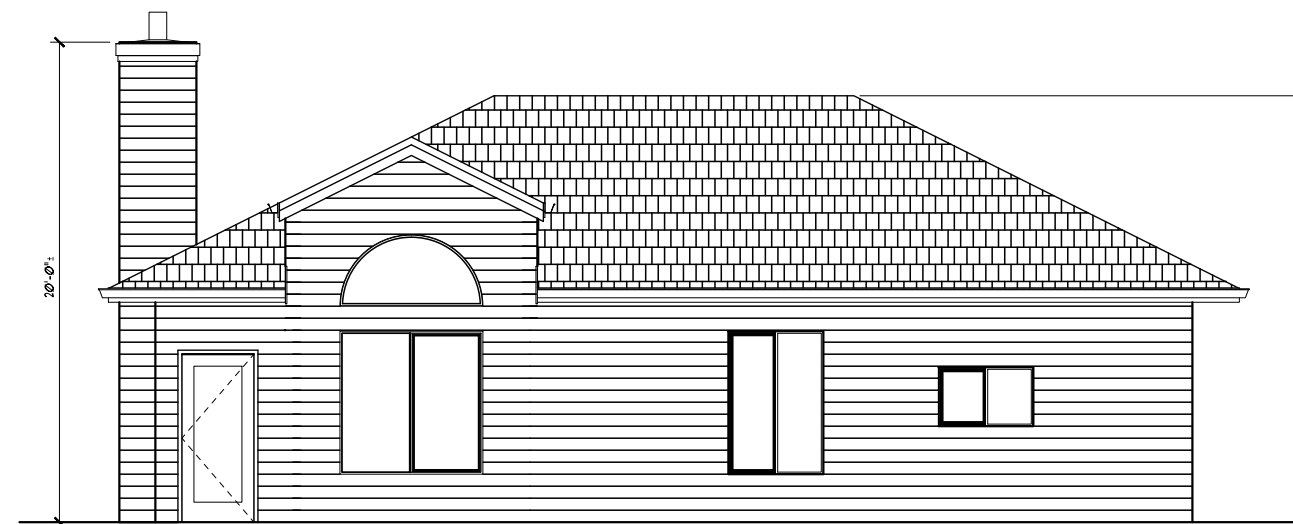


1 CLUBHOUSE FLOOR PLAN

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

0 2' 4'

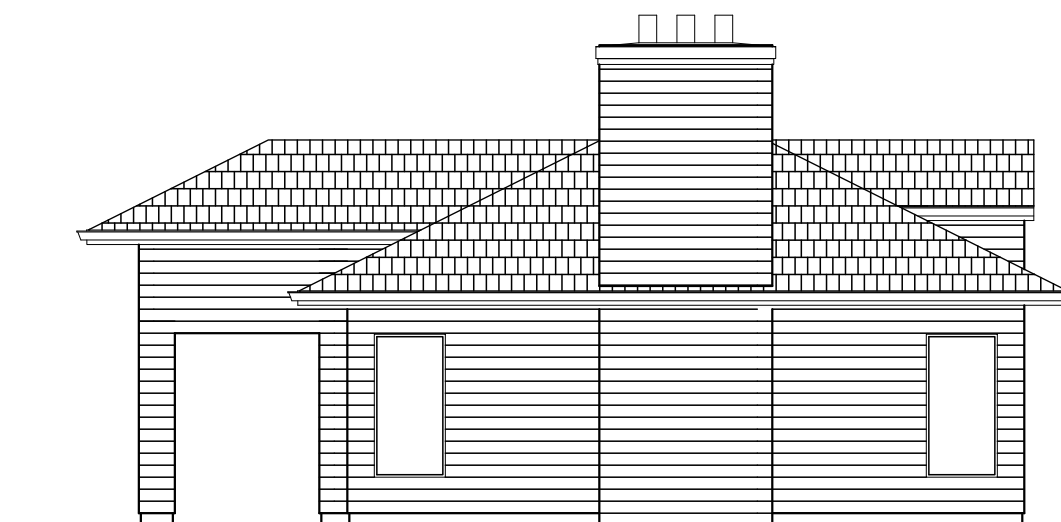
TOTAL AREA = 1204 SQ FT



3 EAST ELEVATION

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

0 2' 4'



4 SOUTH ELEVATION

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

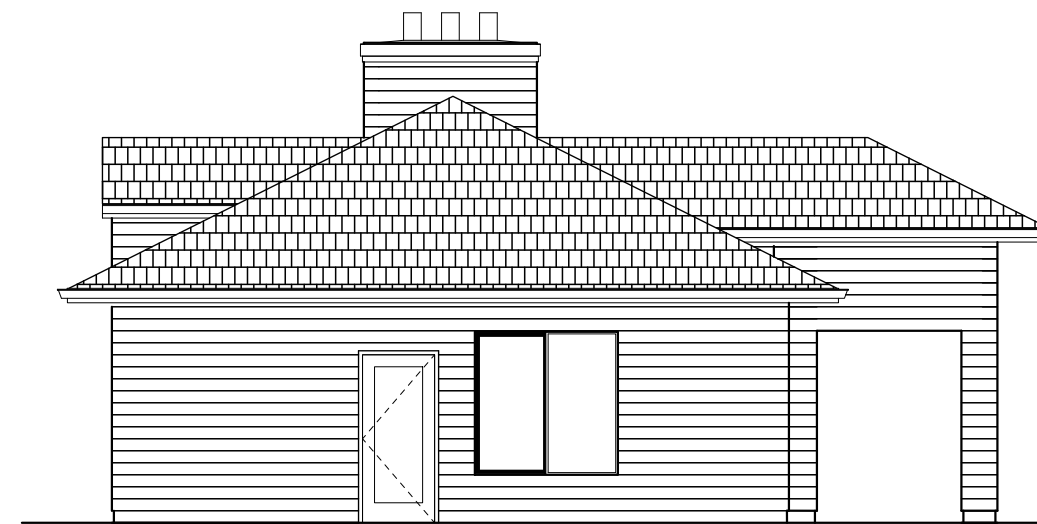
0 2' 4'



2 WEST ELEVATION

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

0 2' 4'



5 NORTH ELEVATION

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

0 2' 4'

© COPYRIGHT 2018 BAYCO DESIGN

REVISIONS		
DR	J.D.	DATE 11-07-18
CK	J.D.	PROJ 092617

Bayco Design

729 Sunlight Drive Brentwood, CA 94513
Phone: (925) 420-5322

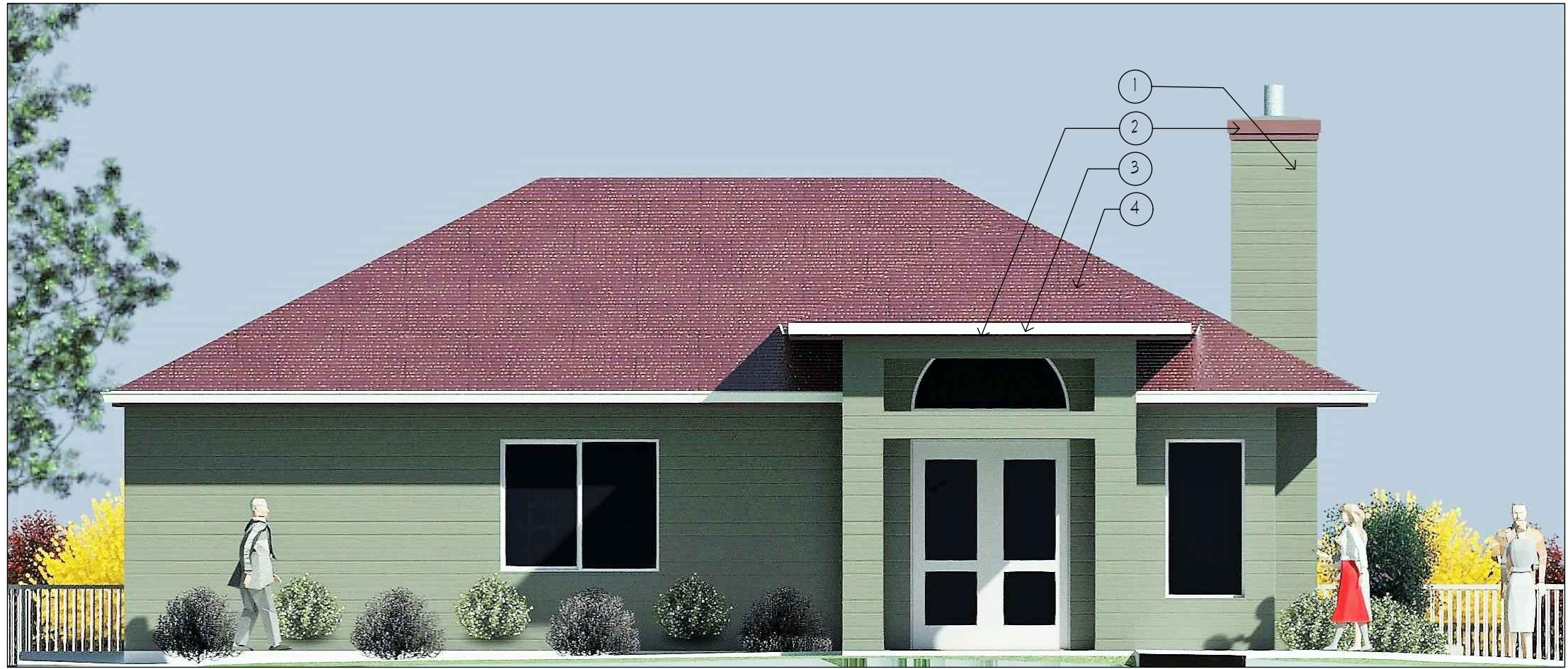
**The VUE at Rocklin Ridge
Apartment Clubhouse**
5902 SPRINGVIEW DR, ROCKLIN, CA 95611

**FLOOR PLAN
ELEVATIONS**

A1



1 SOUTH ELEVATION
NTS



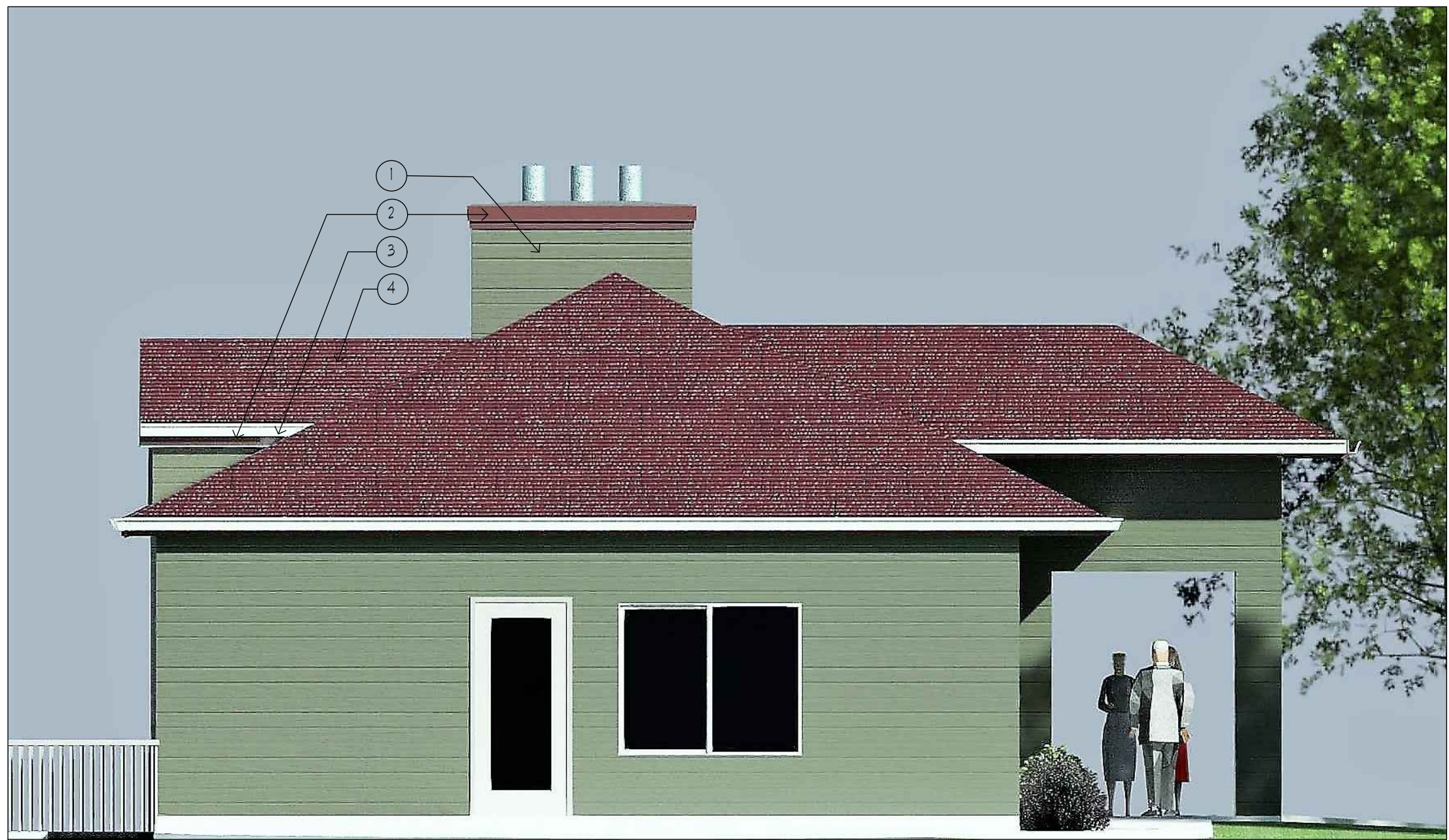
2 WEST ELEVATION
NTS



3 EAST ELEVATION
NTS



5 3D VIEW FROM SOUTH WEST
NTS



4 NORTH ELEVATION
NTS

- BUILDING COLOR KEY:
- ① 1x6 BEVEL CEDAR SIDING, KELLY-MOORE PAINT, KM512-3 (MUDRA) OR EQUAL
 - ② 1x8 FASCIA BOARD & CHIMNEY CROWN -KELLY-MOORE PAINT, KM4468-3 (AUTUMN BLOOM) OR EQUAL
 - ③ 5" PAINTED GALVANIZED GUTTER, KELLY-MOORE PAINT, KM588 (TROPICAL BREEZE) OR EQUAL
 - ④ BORAL ROOFING, SAXONY 900 SLATE (CALIFORNIA MISSION BLEND SKU:FC6464) OR EQUAL

© COPYRIGHT 2018 BAYCO DESIGN

REVISIONS		
DR	J.D.	DATE 11-07-18
CK	J.D.	PROJ 092617

Bayco Design
729 Sunlight Drive Brentwood, CA 94513
Phone: (925) 420-5322

The VUE at Rocklin Ridge
Apartment Clubhouse
5902 SPRINGVIEW DR, ROCKLIN, CA 95611

3D VIEW & COLOR
ELEVATIONS

A2