



AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: May 02, 2017
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

CITIZENS ADDRESSING THE COMMISSION

Citizens may address the Planning Commission on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

All persons with electronic presentations for public meetings will be required to bring their own laptop or other form of standalone device that is HDMI or VGA compatible. It is further recommended that presenters arrive early to test their presentations. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at (916) 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the Planning Commission prior to the hearing.

COURT CHALLENGES AND APPEAL PERIOD

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

FURTHER INFORMATION

Any person interested in an agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the Community Development Department, 3970 Rocklin Road, First Floor, Rocklin, during normal business hours. These writings will also be available for review at the Planning Commission meeting in the public access binder located at the back table in the Council Chambers.

INTRODUCTION

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

None

PUBLIC HEARINGS

7. ROCKLIN MUNICIPAL CODE DESIGN REVIEW MODIFICATIONS

This is a proposed amendment to Chapter 17.72 – Design Review of the Rocklin Municipal Code to incorporate revisions needed to reflect the recent changes to the Citywide Design Review Criteria including the creation of Architectural Guidelines for four specific Districts within the City (i.e., Granite, Quarry, University and College)

The proposed revisions to the Rocklin Municipal Code are not “projects” under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3), 15262, and 15378 of the State CEQA Guidelines.

The proposed Zoning Ordinance Amendment was initiated by the City of Rocklin and would be effective City-wide.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance of the City Council of the City of Rocklin to Modify Chapter 17.72 of the Rocklin Municipal Code Regarding Requirements for Design Reviews (ZOA2017-0002)

NON PUBLIC HEARINGS

8. **Informational Items and Presentations**
9. **Reports and Discussion Items from Planning Commissioners**
10. **Reports from City Staff**
11. **Adjournment**



City of Rocklin Economic and Community Development Department

**Planning Commission
STAFF REPORT**

Design Review Modifications

Zoning Ordinance Amendment, ZOA2017-0002

May 2, 2017

Recommendation

Staff recommends Planning Commission approval of the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN TO MODIFY CHAPTER 17.72 OF THE ROCKLIN MUNICIPAL CODE REGARDING REQUIREMENTS FOR DESIGN REVIEWS (ZOA2017-0002)

The Planning Commission's action is a recommendation to the City Council.

Proposal/Application Request

The proposed amendment would modify Chapter 17.72 of the Rocklin Municipal Code (RMC) for consistency with the recently-modified Design Review Objectives and Criteria, as well as the newly-adopted District Architectural Guidelines.

Proponent

The proposed Zoning Ordinance Amendment was initiated by the City of Rocklin.

Location

The proposed Zoning Ordinance Amendment would apply Citywide.

Background

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Design Review Modifications
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On November 29, 2016, the Rocklin City Council approved a Resolution amending the Design Review Objectives and Criteria under Rocklin Municipal Code Chapter 17.72 (**Attachment 1**). The proposed modification established new District Architectural Guidelines and revised the existing citywide Design Review Objectives and Criteria.

The staff report for that project stated that, if the project was approved, staff would bring forward an amendment to the Rocklin Municipal Code Chapter 17.72 in order to ensure technical consistency between the approved Criteria and the City's Design Review Ordinance.

Analysis

Design Review requirements are generally regulated by Chapter 17.72 of the RMC. In addition to these requirements, the City also has adopted Design Guidelines and Criteria, which is applicable to specific types of residential and non-residential projects throughout Rocklin. The Design Guidelines include regulations for site planning, building (design, color, materials, and articulation), signage, landscaping, trash enclosures, etc.

As previously stated, the City Council recently approved modifications to the City's Design Review Objectives and Criteria, and also adopted the District Architectural Guidelines. These Guidelines established area-specific architectural requirements for four select areas within the City; titled the University District, the College District, the Granite District, and the Quarry District.

The proposed Zoning Ordinance Amendments would modify Chapter 17.72 of the RMC to reflect the November approvals. This would improve internal consistency throughout all Design Review requirements and documentation.

All proposed modifications to the RMC are included in ~~strike~~/add format, with proposed deletions shown with ~~strikeout~~ and additions shown with an underline in **Attachment 2**.

Environmental Determination

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment."

The proposed revisions to the Rocklin Municipal Code are not "projects" under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3), 15262, and 15378 of the State CEQA Guidelines.

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Recommendation

Staff recommends that the Planning Commission recommend to the Rocklin City Council approval of the proposed amendments of the RMC Title 17 to modify Design Review requirements.

Attachments

- 1) Resolution No. 2016-263 – Approved November 29, 2016
- 2) Proposed Amendments to the Rocklin Municipal Code Chapter 17.72

Prepared by Nathan Anderson, Associate Planner

RESOLUTION NO. 2016-263

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
 APPROVING A RESOLUTION AMENDING DESIGN REVIEW OBJECTIVES AND CRITERIA
 UNDER ROCKLIN MUNICIPAL CODE CHAPTER 17.72 AND
 REPEALING RESOLUTION NOS. 2008-37 AND 2011-22
 (Design Review Criteria Update/ZOA 2016-0002)

WHEREAS, Chapter 17.72.070(C)(9) of the Rocklin Municipal Code allows the City Council to adopt design review criteria by resolution of the City Council; and

WHEREAS, pursuant to Chapter 17.72.040(B), the Planning Commission of the City of Rocklin has the duty to establish design guidelines;

WHEREAS, on February 26, 2008 the City Council amended design review criteria by Resolution No. 2008-37 and subsequently revised sections pertaining to permanent building signage by Resolution No. 2011-22; and

WHEREAS, the Planning Commission has determined that it is necessary to update and refine the adopted criteria.

Section 1. The City Council of the City of Rocklin hereby approves the Resolution Amending the Review Criteria for Design Review Under Rocklin Municipal Code Chapter 17.72 as attached hereto as Exhibit A.

Section 2. The City Council of the City of Rocklin hereby repeals Resolution Nos. 2008-37 and 2011-22.

PASSED AND ADOPTED this 29th day of November, 2016, by the following vote:

AYES:	Councilmembers:	Magnuson, Yuill, Broadway, Butler, Janda
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None



Gregory A. Janda, Mayor

ATTEST:


 Barbara Ivanusich, City Clerk

Proposed Amendments to the Rocklin Municipal Code

Note: All proposed modifications to the Municipal Code are included in ~~strike~~/add format, with proposed deletions shown with ~~strikeout~~ and additions shown with an underline.

Chapter 17.72 - DESIGN REVIEW

Sections:

17.72.010 - Findings.

The council finds that due to the size, bulk and height of many multiple-family residential and nonresidential developments and certain residential developments, it is necessary to ensure that the designs thereof make the most efficient use of available resources and harmonize with existing and proposed residential development, as well as with existing development of like character.

17.72.020 - Design review—When required.

- A. ~~Except as provided in subsection B below, no building permit shall be issued for the construction of any new building, or structure (excluding signs) or for the exterior alteration or remodeling of any existing building or structure unless and until the design of the proposed construction, alteration, or remodeling has been approved under this chapter. Requirements for design review of signs are set forth in Chapter 17.75.~~

Design Review shall be required as provided herein and no building permit or improvement plan shall be issued without design review approval of the proposed construction, alteration, or remodeling pursuant to this chapter:

1. All new construction of multi-family residential structures (two or more units), and non-residential structures, including permanent signs or sign relocation, and all site improvements (including but not limited to walls/fencing, trash enclosures, landscaping, and other special features) that are associated with multi-family residential and non-residential projects.
2. All new construction of single-family residential units on lots less than 6,000 square feet in area.
3. All new construction of single-family residential units which are identified as requiring design review in entitlements approved by the Planning Commission and/or City Council.
4. All new single-family residential units, regardless of lot size, within the University, Quarry, Granite, and College Architectural Districts, of which the District boundaries have been established by resolution of the City Council.
5. Relocation of any multifamily residential or non-residential building or structure.
6. Permanent stand-alone parking lots and parking structures.
7. Modifications to projects that have received design review approval (including single-family as applicable) or modifications to existing multi-family and non-residential development projects.

- B. ~~Design review under this chapter shall not be required for the construction or exterior alteration or remodeling of single-family dwellings and associated accessory structures, except on lots that are less than six thousand square feet in area that are not located in the R1-5 zoning district, unless design review is made a condition of approval of a project or structure.~~

Notwithstanding subsection A, the following shall not be subject to design review unless otherwise specified by the City Council:

1. All new single-family residential units on lots greater than 6,000 square feet in area that are not located within the University, Quarry, Granite, and College Architectural Districts.
2. All new single-family residential units on lots less than 6,000 square feet in area that are located in the R1-5 zone district and are not located within the University, Quarry, Granite, and College Architectural Districts
3. General maintenance of existing structures, parking lots, and landscaping which do not require permits or substantively deviate from a prior Design Review approval.
4. Repainting where the color of the paint substantially complies with the approved paint color, unless specifically stated in the Design Review approval.
5. Repair, cleaning, or refurbishing of an existing permanent building, structure, or sign.
6. Temporary signs.
7. Re-surfacing and/or re-striping of existing paved parking lot areas. However, property owners are urged to ensure that such activities are completed in a manner that conforms to all applicable accessibility requirements.

~~D.—Design Review for Certain Permanent Signage Modifications:~~

- ~~1.—From the effective date of this subsection, during any duly authorized extension, and until its expiration, the community development director ("director") shall be authorized to review and approve design review applications to modify or install permanent building and freestanding signage within an existing development. This subsection shall only apply to an existing development which has on file with the city a project specific sign program which was approved by the planning commission within seventeen years prior to the effective date of this section. For purposes of this section, an existing development shall be defined as a shopping center or similar commercial center on one or more parcels, or a commercial cluster complex, that has common access, shared parking, consistent and/or complementary architectural design, materials and colors, and a uniform sign program.~~
- ~~2.—Applicants submitting design review applications for permanent freestanding signage applicable under this subsection shall pay a fee in the amount of seven hundred twenty-four dollars.~~
- ~~3.—The manager shall use the approved project specific sign program and the adopted Design Review Objectives and Criteria of the City of Rocklin when reviewing and acting on applications for design review under this subsection.~~
- ~~4.—Upon submission of a complete design review application and applicable fees, the manager, or designee, shall determine if the proposed signage complies with the approved project specific sign program and the design review objectives and criteria adopted by the city council. If the proposed signage is found to comply with the project specific sign program and the design~~

~~review objectives and criteria adopted by the city council, the manager shall issue a design review permit for the signage.~~

- ~~5. If the manager determines that an application does not comply with the approved project specific sign program and the design review objectives and criteria, the applicant may either modify the plans to comply or appeal the manager's determination to the planning commission for consideration of the plans as originally submitted as set forth in Chapter 17.86 Appeals.~~
- ~~7. Decisions of the planning commission may be appealed to the city council as set forth in Chapter 17.86 Appeals.~~
- ~~8. To the extent this provision conflicts with any other ordinance, resolution or regulation of the City of Rocklin, this subsection shall control until its expiration.~~
- ~~9. Effective Date. This subsection 17.72.020D. shall expire and be of no further force and effective on December 31, 2013.~~

17.72.030 - Design review board—Created—Members.

- A. There is created the design review board of the city.
- B. The planning commission is designated the design review board of the city, except as otherwise provided by this Chapter.

17.72.035 - Architectural Review Committee – Created – Members

- A. There is created a five member architectural review committee which has design review authority as provided by this chapter.
- B. Members of the architectural review committee shall be appointed by the city council upon the recommendation of the mayor, and shall consist of two members of the planning commission, two members of the city council, and the city manager or his or her designee.
- C. Appeals of decisions of the architectural review committee in which the architectural review committee has final decision making authority shall be governed by Chapter 17.86.

~~17.72.040 - Design review board—Duties. Authority~~

~~The design review board shall:~~

- A. The duties and authority of the design review board shall be as provided herein, except as provided in subsections B and C.
 - ~~1. A. Conduct hearings and take action on design review applications in accordance with this chapter, the general plan, and all other applicable rules, regulations and policies enacted by the council;~~
 - ~~2. B. Establish Recommend design guidelines for multiple-family residential and nonresidential development consistent with this chapter, the general plan, and all other applicable rules, regulations, and policies enacted by the council;~~

3. ~~C.~~ Recommend the creation of special districts or areas within the city for the purpose of maintaining and enhancing the character thereof, and recommending architectural standards to be applied therein.
 4. ~~D.~~ Perform such other duties as the council may prescribe from time to time.
- B. Within Architectural Districts established by the City Council, the Architectural Review Committee shall take the following action on the following design review applications:
1. Consider and make recommendations to the planning commission on design review applications consistent with the design guidelines established by resolution of the city council.
 2. Consider and take final action on design review applications on residential infill lots, which are defined as projects with no more than four single-family lots which are not part of a larger residential subdivision.
 3. Consider and make recommendations to the planning commission on major additions and remodels.
- C. The planning director may take action on the following design review applications:
1. Within Architectural Districts established by the City Council, the planning director may take final action on design review applications for small additions, accessory structures, and maintenance projects.
 2. Re-painting, re-roofing, re-siding, and modifications to existing buildings, signage, landscaping, walls, fencing, trash enclosures, and other special features where the colors, materials, and design deviations from what is existing and/or was formally approved by the City, but substantially complies with the approved paint color and materials, or a reasonable range of standards used in the community, may be approved by the planning director, unless specifically stated otherwise in the original design review approval. Depending on the scope of magnitude of the modifications, the planning director has discretion to refer such design review applications for determination by the planning commission or Architectural Review Committee, as applicable.
 3. Appeals of decisions by the planning director shall be governed by Chapter 17.86.
- D. Design review approval may be determined as otherwise indicated in other provisions of this title, including, but not limited to, the Business Attraction, Retention, and Revitalization Overlay Zone and the Automotive Overlay Zone. For parcels that are located in one of the specified overlay zones for which the planning director has the authority to make final design review decisions and if the parcel is located in an Architectural District, the Architectural Review Committee shall make recommendations to the planning director, regardless of design review approval.

17.72.050 - Application.

- A. Application for ~~consideration by the design review board~~ approval shall be made to the planning director. Such application shall include the following information:
1. Existing topography, structures, trees and other features of the land to be developed;
 2. A preliminary grading and drainage plan. When the grading plan is revised after the building permit and grading plan have been considered and approved by the design review board, the

revised plan shall be filed with the planning director and shall be subject to the same decision making process and findings and requirements as the original application, except that the subsequent consideration and decision shall be limited to the revised grading plan and the effects of the revisions on the originally approved project;

3. A site plan which shows:
 - a. Location of proposed building(s), adjoining streets,
 - b. The size and location of all public utility easements,
 - c. The exact location and width of all streets, sidewalks, bike trails, pedestrian paths or other areas used for the conveyance of vehicular, pedestrian, bicycles, equestrian or other traffic,
 - d. The location of parking areas,
 - e. The number of units per gross acre,
 - f. The location and size of private parks or recreation area,
 - g. Location of light poles,
 - h. Location of all freestanding signs,
 - i. The location and screening of refuse disposal area,
 - j. Location of driveways,
 - k. The location and size of all fencing or screening,
 - l. A designation of the use of all open space (whether publicly or privately owned) and the person or group responsible for its maintenance,
 - m. Contour lines at intervals designated by the city engineer;
 4. Architectural elevations and renditions of all buildings, signs, walls and fences and other structures, including materials to be used and color schemes;
 5. Project signage, including the location, dimensions, illumination and lettering style of all signs;
 6. A landscape plan, including the location, type, quantity and size of plant materials to be used;
 7. Such other information as the director may require.
- B. When a project subject to design review also requires a discretionary permit, or modification thereof, under Chapter 17.70, the design review application shall be made, processed and heard simultaneously with the other discretionary permit, unless this requirement is waived by the planning director.

17.72.060 - Public noticing.

~~A minimum of ten days before the scheduled date of a hearing, public notice shall be mailed or delivered to all owners of real property, as shown on the latest equalized assessment roll, within three hundred feet of the exterior boundaries of the real property that is the subject of the hearing, unless a larger noticing radius is required by state law.~~

Noticing shall be consistent with the requirements of 17.02.080.

17.72.070 - Decision—Appeal.

- A. Except as provided in subsection B below, at the conclusion of the hearing the design review board shall approve, approve with conditions or deny the application.
- B. At the conclusion of the hearing, the design review board shall make a recommendation to the council, and the council shall thereafter conduct a hearing on and approve, approve with conditions, or deny any application for design review for the following:
 - 1. Nonresidential buildings or groups of buildings on one parcel in any zone with gross square footage of one hundred fifty thousand square feet or more;
 - 2. Residential buildings with a height of greater than thirty feet, or with more than two stories;
 - 3. Nonresidential buildings or structures with a height of greater than forty feet, or with more than three stories;
 - 4. All uses listed as M-2 zone conditional uses in Section 17.56.020, except retail sales and personal service establishments and service stations;
 - 5. Surface mining and quarrying operations;
 - 6. Special uses listed in Section 17.64.010;
 - 7. Waiver of locational provisions for adult entertainment businesses under Section 17.79.040; and
 - 8. Any application for a design review which is filed and/or is to be heard contemporaneously with another application for a land use entitlement for which the council is the final decision-making body.
- C. Any decision by the design review board or the council on a design review application shall be based on consideration of the following:
 - 1. Relationship between the site design and the surrounding development, natural features and constraints and traffic flow;
 - 2. Height, bulk and area;
 - 3. Orientation of buildings and structures (with emphasis on energy consumption for heating, cooling, lighting);
 - 4. Color scheme and materials;
 - 5. Style, type and orientation of lighting;
 - 6. Dimensions and placement of signs and graphics;
 - 7. Landscaping (with emphasis on aesthetics, use of water and maintenance needs);
 - 8. Parking design, including ingress and egress patterns;
 - 9. Other design review criteria, which may be adopted from time to time by resolution of the council.
- D. The design review board and council shall set forth in writing the findings of fact upon which its respective decision is based.

E. Appeals of decisions of the design review board shall be governed by Chapter 17.86.

17.72.080 - Expiration.

Unless a different time period is prescribed by the board, a design review approval shall expire two years from the effective date of this approval, unless the rights conferred thereby have commenced to be exercised within that period.

RESOLUTION NO. PC-2017-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN
RECOMMENDING APPROVAL OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
ROCKLIN TO MODIFY CHAPTER 17.72 OF THE ROCKLIN MUNICIPAL CODE REGARDING
REQUIREMENTS FOR DESIGN REVIEWS
(ZOA2017-0002)

The Planning Commission of the City of Rocklin does resolve as follows:

Section 1. The Planning Commission of the City of Rocklin finds and determines that:

A. On November 29, 2016 the Rocklin City Council approved a Resolution amending the Design Review Objectives and Criteria under Rocklin Municipal Code Chapter 17.72, establishing new Design Architectural Guidelines and revising the existing Citywide Design Review Objectives and Criteria. These approvals require an amendment to the Rocklin Municipal Code Chapter 17.72 for internal consistency throughout all Design Review requirements.

B. The proposed amendments to the Rocklin Municipal Code are not "projects" under CEQA, and are therefore exempt under sections 15060(c)(2) and (3), 15061(b)(3), 15262, and 15378 of the State CEQA Guidelines.

C. The proposed amendments to the Rocklin Municipal Code are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The proposed amendments to the Rocklin Municipal Code are not likely to create serious health problems or create nuisances on or near affected properties.

E. The Planning Commission has considered the effect of the proposed amendments to the Rocklin Municipal Code on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Section 2. The Planning Commission of the City of Rocklin hereby recommends approval of the Ordinance attached hereto as Exhibit 1 and incorporated by reference herein.

PASSED AND ADOPTED this _____ day of _____, 2017, by the following roll call vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

ABSTAIN: Commissioners

Chairman

ATTEST:

Secretary

EXHIBIT 1

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
TO MODIFY CHAPTER 17.72 OF THE ROCKLIN MUNICIPAL CODE REGARDING
REQUIREMENTS FOR DESIGN REVIEWS
(ZOA2017-0002)

The City Council of the City of Rocklin does ordain as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. On November 29, 2016 the Rocklin City Council approved a Resolution amending the Design Review Objectives and Criteria under Rocklin Municipal Code Chapter 17.72, establishing new Design Architectural Guidelines and revising the existing Citywide Design Review Objectives and Criteria. These approvals require an amendment to the Rocklin Municipal Code Chapter 17.72 for internal consistency throughout all Design Review requirements.

B. The proposed amendments to the Rocklin Municipal Code are not “projects” under CEQA, and are therefore exempt under sections 15060(c)(2) and (3), 15061(b)(3), 15262, and 15378 of the State CEQA Guidelines..

C. The proposed amendments to the Rocklin Municipal Code are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The proposed amendments to the Rocklin Municipal Code are not likely to create serious health problems or create nuisances on or near affected properties.

E. The City Council has considered the effect of the proposed amendments to the Rocklin Municipal Code on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

Section 2. **Section 17.72.020** shall be amended to read:

17.72.020 - Design review—When required.

- A. Design Review shall be required as provided herein and no building permit or improvement plan shall be issued without design review approval of the proposed construction, alteration, or remodeling pursuant to this chapter:
1. All new construction of multi-family residential structures (two or more units), and non-residential structures, including permanent signs or sign relocation, and all site improvements (including but not limited to walls/fencing, trash enclosures, landscaping, and other special features) that are associated with multi-family residential and non-residential projects.
 2. All new construction of single-family residential units on lots less than 6,000 square feet in area.
 3. All new construction of single-family residential units which are identified as requiring design review in entitlements approved by the planning commission and/or city council.
 4. All new single-family residential units, regardless of lot size, within the University, Quarry, Granite, and College Architectural Districts, of which the District boundaries have been established by resolution of the city council.
 5. Relocation of any multifamily residential or non-residential building or structure.
 6. Permanent stand-alone parking lots and parking structures.
 7. Modifications to projects that have received design review approval (including single-family as applicable) or modifications to existing multi-family and non-residential development projects.
- B. Notwithstanding subsection A, the following **shall not** be subject to design review:
1. All new single-family residential units on lots greater than 6,000 square feet in area that are not located within the University, Quarry, Granite, and College Architectural Districts.
 2. All new single-family residential units on lots less than 6,000 square feet in area that are located in the R1-5 zone district and are not located within the University, Quarry, Granite, and College Architectural Districts.
 3. General maintenance of existing structures, parking lots, and landscaping which do not require permits or substantively deviate from a prior Design Review approval.

4. Repainting where the color of the paint substantially complies with the approved paint color, unless specifically stated in the Design Review approval.
5. Repair, cleaning, or refurbishing of an existing permanent building, structure, or sign.
6. Temporary signs.
7. Re-surfacing and/or re-stripping of existing paved parking lot areas. However, property owners are urged to ensure that such activities are completed in a manner that conforms to all applicable accessibility requirements.

Section 3. **Section 17.72.030** shall be amended to read:

17.72.030 - Design review board - Created - Members.

- A. There is created the design review board of the city.
- B. The planning commission is designated the design review board of the city, except as otherwise provided by this Chapter.

Section 4. **Section 17.72.035** shall be added to read:

17.72.035 - Architectural Review Committee - Created - Members

- A. There is created a five member architectural review committee which has design review authority as provided by this chapter.
- B. Members of the architectural review committee shall be appointed by the city council upon the recommendation of the mayor, and shall consist of two members of the planning commission, two members of the city council, and the city manager or his or her designee.
- C. Appeals of decisions of the architectural review committee in which the architectural review committee has final decision making authority shall be governed by Chapter 17.86.

Section 5. **Section 17.72.040** shall be amended to read:

17.72.040 - Authority

- A. The duties and authority of the design review board shall be as provided herein, except as provided in subsections B and C.

1. Conduct hearings and take action on design review applications in accordance with this chapter, the general plan, and all other applicable rules, regulations and policies enacted by the council;
 2. Recommend design guidelines for multiple-family residential and nonresidential development consistent with this chapter, the general plan, and all other applicable rules, regulations, and policies enacted by the council;
 3. Recommend the creation of special districts or areas within the city for the purpose of maintaining and enhancing the character thereof, and recommending architectural standards to be applied therein.
 4. Perform such other duties as the council may prescribe from time to time.
- B. Within architectural districts established by the city council, the architectural review committee shall take the following action on the following design review applications:
1. Consider and make recommendations to the planning commission on design review applications consistent with the design guidelines established by resolution of the city council.
 2. Consider and take final action on design review applications on residential infill lots, which are defined as projects with no more than four single-family lots which are not part of a larger residential subdivision.
 3. Consider and make recommendations to the planning commission on major additions and remodels.
- C. The planning director may take action on the following design review applications:
1. Within architectural districts established by the city council, the planning director may take final action on design review applications for small additions, accessory structures, and maintenance projects.
 2. Re-painting, re-roofing, re-siding, and modifications to existing buildings, signage, landscaping, walls, fencing, trash enclosures, and other special features where the colors, materials, and design deviations from what is existing and/or was formally approved by the City, but substantially complies with the approved paint color and materials, or a reasonable range of standards used in the community, may be approved by the planning director, unless specifically stated otherwise in the original design review approval. Depending on the scope of magnitude of the

modifications, the planning director has discretion to refer such design review applications for determination by the planning commission or architectural review committee, as applicable.

3. Appeals of decisions by the planning director shall be governed by Chapter 17.86.
- D. Design review approval may be determined as otherwise indicated in other provisions of this title, including, but not limited to, the Business Attraction, Retention, and Revitalization Overlay Zone and the Automotive Overlay Zone. For parcels that are located in one of the specified overlay zones for which the planning director has the authority to make final design review decisions and if the parcel is located in an architectural district, the architectural review committee shall make recommendations to the planning director, regardless of design review approval.

Section 6. **Section 17.72.050** shall be amended to read:

17.72.050 - Application.

- A. Application for design review approval shall be made to the planning director. Such application shall include the following information:
1. Existing topography, structures, trees and other features of the land to be developed;
 2. A preliminary grading and drainage plan. When the grading plan is revised after the building permit and grading plan have been considered and approved by the design review board, the revised plan shall be filed with the planning director and shall be subject to the same decision making process and findings and requirements as the original application, except that the subsequent consideration and decision shall be limited to the revised grading plan and the effects of the revisions on the originally approved project;
 3. A site plan which shows:
 - a. Location of proposed building(s), adjoining streets,
 - b. The size and location of all public utility easements,
 - c. The exact location and width of all streets, sidewalks, bike trails, pedestrian paths or other areas used for the conveyance of vehicular, pedestrian, bicycles, equestrian or other traffic,
 - d. The location of parking areas,
 - e. The number of units per gross acre,

- f. The location and size of private parks or recreation area,
 - g. Location of light poles,
 - h. Location of all freestanding signs,
 - i. The location and screening of refuse disposal area,
 - j. Location of driveways,
 - k. The location and size of all fencing or screening,
 - l. A designation of the use of all open space (whether publicly or privately owned) and the person or group responsible for its maintenance,
 - m. Contour lines at intervals designated by the city engineer;
4. Architectural elevations and renditions of all buildings, signs, walls and fences and other structures, including materials to be used and color schemes;
 5. Project signage, including the location, dimensions, illumination and lettering style of all signs;
 6. A landscape plan, including the location, type, quantity and size of plant materials to be used;
 7. Such other information as the director may require.
- B. When a project subject to design review also requires a discretionary permit, or modification thereof, under Chapter 17.70, the design review application shall be made, processed and heard simultaneously with the other discretionary permit, unless this requirement is waived by the planning director.

Section 6. **Section 17.72.060** shall be amended to read:

17.72.060 - Public noticing.

Noticing shall be consistent with the requirements of 17.02.080.

Section 7. **Section 17.72.070** shall be amended to read:

17.72.070 - Decision—Appeal.

- A. Except as provided in subsection B below, at the conclusion of the hearing the design review board shall approve, approve with conditions or deny the application.

- B. At the conclusion of the hearing, the design review board shall make a recommendation to the council, and the council shall thereafter conduct a hearing on and approve, approve with conditions, or deny any application for design review for the following:
1. Nonresidential buildings or groups of buildings on one parcel in any zone with gross square footage of one hundred fifty thousand square feet or more;
 2. Residential buildings with a height of greater than thirty feet, or with more than two stories;
 3. Nonresidential buildings or structures with a height of greater than forty feet, or with more than three stories;
 4. All uses listed as M-2 zone conditional uses in Section 17.56.020, except retail sales and personal service establishments and service stations;
 5. Surface mining and quarrying operations;
 6. Special uses listed in Section 17.64.010;
 7. Waiver of locational provisions for adult entertainment businesses under Section 17.79.040; and
 8. Any application for a design review which is filed and/or is to be heard contemporaneously with another application for a land use entitlement for which the council is the final decision-making body.
- C. Any decision by the design review board or the council on a design review application shall be based on consideration of the following:
1. Relationship between the site design and the surrounding development, natural features and constraints and traffic flow;
 2. Height, bulk and area;
 3. Orientation of buildings and structures (with emphasis on energy consumption for heating, cooling, lighting);
 4. Color scheme and materials;
 5. Style, type and orientation of lighting;
 6. Dimensions and placement of signs and graphics;
 7. Landscaping (with emphasis on aesthetics, use of water and maintenance needs);
 8. Parking design, including ingress and egress patterns;

- 9. Other design review criteria, which may be adopted from time to time by resolution of the council.
- D. The design review board and council shall set forth in writing the findings of fact upon which its respective decision is based.
- E. Appeals of decisions of the design review board shall be governed by Chapter 17.86.

Section 8. **Section 17.72.080** shall be amended to read:

17.72.080 - Expiration.

Unless a different time period is prescribed by the board, a design review approval shall expire two years from the effective date of this approval, unless the rights conferred thereby have commenced to be exercised within that period.

Section 9. Within fifteen days of passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Councilmembers voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within fifteen days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Councilmembers voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the City Councilmembers voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on _____, 2017, by the following vote:

AYES: Councilmembers:
 NOES: Councilmembers:
 ABSENT: Councilmembers
 ABSTAIN: Councilmembers

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on _____, 2017, by the following vote:

AYES: Councilmembers:
 NOES: Councilmembers:

ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Scott Yuill, Mayor

ATTEST:

Barbara Ivanusich, City Clerk

First Reading:
Second Reading:
Effective Date: