



**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: September 06, 2016**  
**TIME: 6:30 PM**  
**PLACE: Council Chambers, 3970 Rocklin Road**  
**[www.rocklin.ca.us](http://www.rocklin.ca.us)**

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**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**
  - a. May 17, 2016
  - b. June 7, 2016
  - c. July 19, 2016
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

## CONSENT ITEMS

NONE

## PUBLIC HEARINGS

7. **QUICK QUACK CAR WASH  
DESIGN REVIEW, DR2015-0016  
CONDITIONAL USE PERMIT, U2015-0009**

This application is a request for approval of a Design Review and Conditional Use Permit to allow the construction and operation of a 3,586 square foot car wash facility. The subject site is generally located southwest of the corner of Sunset Blvd and Stanford Ranch Rd, APN 017-400-023. The property is zoned Planned Development Business Commercial (PD-C). The General Plan designation is Retail Commercial (RC).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption, Section 15332 In-Fill Development Projects, as the appropriate level of environmental review for this project.

The applicant is Joe Walters. The property owner is Golden State Lumber, Inc.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Quick Quack Carwash / DR2015-0016 and U2015-0009)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit (Quick Quack Carwash / DR2015-0016)
- c. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Quick Quack Carwash / U2015-0009)



**8. GRANITE & DOMINGUEZ (DESIGN REVIEW FOR HOMES)  
DESIGN REVIEW, DR2016-0008**

The subject site is located west of the intersection of Granite Drive and Dominguez Road. Assessor Parcel Numbers (APNs): 045-021-030, 045-021-031, 045-021-046, and 045-021-047. The property is zoned Planned Development Commercial (PD-C), Open Area (O-A), and Planned Development 8.4 units per acre (PD-8.4). The General Plan designations are Retail Commercial (R-C), Recreation Conservation (RC), and Medium Density Residential (MDR). The proposed Design Review, which is a review of house architecture and individual residential lot landscaping, only pertains to the PD-8.4/MDR portion of the site. No nonresidential development is proposed at this time.

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively determined that the Mitigated Negative Declaration adopted for the subdivision adequately addressed the potential impacts of home construction within the subdivision. Design review of the architecture for the proposed homes does not result in any enhanced or new environmental impacts beyond those previously identified for the subdivision itself therefore no additional environmental review is required.

The applicant and property owner is Gwen Barber, on behalf of JMC Homes.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (Granite & Dominguez Subdivision / DR-2016-08)

**NON PUBLIC HEARINGS**

**9. Informational Items and Presentations**

- a. DRAFT ARCHITECTURAL AND CITYWIDE DESIGN GUIDELINES WORKSHOP

**10. Reports and Discussion Items from Planning Commissioners**

**11. Reports from City Staff**

**12. Adjournment**

**CITY OF ROCKLIN  
MINUTES OF THE PLANNING COMMISSION MEETING**

**May 17, 2016  
Rocklin Council Chambers  
Rocklin Administration Building  
3970 Rocklin Road  
(www.rocklin.ca.us)**

1. **Meeting Called to Order at 6:31 p.m.**
2. **Pledge of Allegiance was led by Commissioner Martinez.**
3. **Roll Call**

Commissioner Martinez  
Commissioner Broadway, Vice Chairman  
Commissioner Sloan - *Excused*  
Commissioner McKenzie, Chairman  
Commissioner Whitmore

Others Present:

DeeAnne Gillick, Deputy City Attorney  
Bret Finning, Interim Planning Services Manager  
Marc Mondell, Director of Economic & Community Development  
Laura Webster, Director of Long Range Planning  
Dara Dungworth, Senior Planner  
Dave Palmer, City Engineer  
David Mohlenbrok, Mgr. Environmental Services  
Barbara Ivanusich, City Clerk

About 14 others

4. **Minutes** – Minutes of May 3, 2016 were approved as submitted.
5. **Correspondence** - None
6. **Citizens Addressing the Commission on Non Agenda Items** - None

**CONSENT ITEMS** – None

**PUBLIC HEARINGS**

7. **4453 GREENBRAE FENCE HEIGHT DEVIATION  
USE PERMIT, U2016-0002**

This application is a request for approval of a Use Permit to allow an existing 6-foot high fence to encroach approximately 22- feet into the required 25-foot front yard setback. The subject site is at 4453 Greenbrae Road. APN 454-070-037. The property is zoned Planned Development 1.5 (PD-1.5). The General Plan designation is Low Density Residential (LDR).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15303 New Construction or Conversion of Small Structures has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant and property owner is Sean and Darcy Fujioka.

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had no questions for staff.

Applicant, Sean Fujioka, addressed the Commission.

The Commission had questions for the applicant regarding:

- Landscaping plans for street

The hearing was opened to the public for their comments. There being none, the hearing was closed.

**Commission Deliberation/Discussion:**

Commissioner Broadway finds the project consistent with the general plan. He would like to make the project subject to moderate landscaping which includes something like Japanese Boxwood or similar and to be reviewed by the Economic and Community Development Director. He supports the request.

Commissioner Whitmore stated he generally doesn't have any concerns. He explained that the Homeowner's Association will deal with the plantings themselves. He supports the project.

Commissioner Martinez stated he doesn't want to make this too burdensome and is resistant to dictate what the landscaping would look like. He feels the HOA will handle it satisfactorily. He supports the project.

Commissioner McKenzie supports that project with the inclusion of the condition.

On a motion by Commissioner Broadway and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (4453 Greenbrae Road Fence Use Permit/U2016-0002) was approved by the following vote:

AYES: Broadway, Martinez, Whitmore, McKenzie  
 NOES: None  
 ABSENT: Sloan  
 ABSTAIN: None

On a motion by Commissioner Broadway and seconded by Commissioner Martinez, Resolution Of The Planning Commission Of The City Of Rocklin Approving A Fence Height Deviation, (4453 Greenbrae fence use permit/ U2016-0002) was approved as amended by the following vote:

*Add Condition B.1.b*

*b.1.b The area between the relocated fence and the sidewalk shall be landscaped to the standard of similarly situated properties in equivalent zone districts, to the satisfaction of the Economic and Community Development Director. Within 30 days of the relocation of the fence and prior to the planting of plants, the applicant shall submit to the Planning Services Manager a planting plan for approval. (PLANNING)*

AYES: Broadway, Martinez, Whitmore, McKenzie  
 NOES: None  
 ABSENT: Sloan  
 ABSTAIN: None

**8. WEST OAKS SELF STORAGE  
 DESIGN REVIEW, DR2015-0014  
 CONDITIONAL USE PERMIT, U2015-0007**

This application is a request for approval of a Design Review and Conditional Use Permit to allow the construction and operation of a new 5-building, storage facility including a two-story office/caretaker unit. The subject site is located at 5800 West Oaks Boulevard. APN 017-081-062. The property is zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI). The General Plan designation is Business Professional/Commercial/Light Industrial (BP/C/LI).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review period for the Mitigated Negative Declaration began on April 28, 2016 and ends at 5:00 p.m. on May 17, 2016. The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at [www.rocklin.ca.us/depts/develop/planning/currentenvirodocs](http://www.rocklin.ca.us/depts/develop/planning/currentenvirodocs). Written comments regarding the environmental document may be submitted to the attention of the Environmental Coordinator at the mailing address above or e-mailed to [planner@rocklin.ca.us](mailto:planner@rocklin.ca.us). The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.

The applicant is Ryan Smith. The property owner is Stanford Ranch I, LLC.

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had questions for staff regarding:

- United Natural Foods truck parking area
- Elevation change between West Oaks and entry
- Straight access into drive aisle
- Hours of operation
- Concerns with compatibility

Applicant, Ryan Smith, addressed the Commission.

The Commission had questions for the applicant regarding:

- Gate hours
- Turning radius concerns
- Elevations

The hearing was opened to the public for their comments. There being none, the hearing was closed.

**Commission Deliberation/Discussion:**

Commissioner Whitmore is generally supportive of the project. Makes sense conditioning the operating hours and suggested additional enhancement on the brick elevations and trellis.

Commissioner Broadway also is generally supportive of the project. He supports a requirement to have a trellis fronting the building. He finds it consistent with the general plan and zoning.

Commissioner Martinez echoed the other commissioner’s comments and supports the project.

Commissioner McKenzie also supports the project. He would like the standard indemnity clause wording changed from “subdivider” to “applicant” and no limitation on office hours, however limit the hours of operation.

On a motion by Commissioner Martinez and seconded by Commissioner Broadway, Resolution of the Planning Commission of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts (West Oaks Self Storage / (DR2015-0014, U2015-0007) was approved by the following vote:

- AYES: Martinez, Broadway, Whitmore, McKenzie
- NOES: None
- ABSENT: Sloan
- ABSTAIN: None

On a motion by Commissioner Martinez and seconded by Commissioner Broadway, Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (West Oaks Self Storage / (DR2015-0014) was approved by the following vote as amended:

*Add Condition 7.a.i) 6*

- 6. *Vines planted to grow on the trellis features on the south wall as shown in Exhibit A for the east and west walls.*

*Add Condition 14*

- 14. *Architecture*

*Additional trellis features matching those shown on the east and west walls in Exhibit A shall be added to the south elevation of Building A within the two split face CMU sections of the wall, to the satisfaction of the Economic and Community Development Director. (PLANNING)*

*Amend Condition 15.*

- 15. *Indemnification and Duty to Defend*

Within 30 days of approval of this entitlement by the City, the applicant/property owner shall execute an Indemnity Agreement, approved by the City Attorney’s Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City’s Planning Commission or City Council, which action is brought within the time period provided for in Section 66499.37 of the

Government Code. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the entitlement shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

AYES: Martinez, Broadway, Whitmore, McKenzie  
 NOES: None  
 ABSENT: Sloan  
 ABSTAIN: None

On a motion by Commissioner Martinez and seconded by Commissioner Broadway, Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit (West Oaks Self Storage / (U2015-0007) was approved by the following vote as amended:

*Add Condition 6*

6. Hours of Operation

*The hours of operation for the gate shall be from 7:00 a.m. to 7:00 p.m., 7 days a week. (PLANNING)*

AYES: Martinez, Broadway, Whitmore, McKenzie  
 NOES: None  
 ABSENT: Sloan  
 ABSTAIN: None

**9. ROCKLIN ACADEMY PHASE II  
 DESIGN REVIEW, DR2015-0019  
 CONDITIONAL USE PERMIT, U2015-0010**

This application is a request for approval of a Design Review and Conditional Use Permit to modify the existing Rocklin Academy entitlements to allow the expansion of the campus to incorporate an existing two-story commercial office building. The expansion will include additional classrooms, a two-story gym/multipurpose space, and site modifications to accommodate a traffic circulation. The subject site is generally located at 6554 Lonetree Boulevard. APN 365-310-024. The property is zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI). The General Plan designation is Retail Commercial (RC).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review period for the Mitigated Negative Declaration began on April 28, 2016 and ends at 5:00 p.m. on May 17, 2016. The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at [www.rocklin.ca.us/depts/develop/planning/currentenvirodocs](http://www.rocklin.ca.us/depts/develop/planning/currentenvirodocs). Written comments regarding the environmental document may be submitted to the attention of the Environmental Coordinator at the mailing address above or e-mailed to [planner@rocklin.ca.us](mailto:planner@rocklin.ca.us).

The applicant is Steven Merck with BCA Architects. The property owner is John Foggy.

Commissioner Whitmore recused himself due to employment conflicts and left the meeting at 7:15pm.



Dara Dungworth, Associate Planner, presented the staff report.

The Commission had questions for staff regarding:

- Circulation routes/patterns/traffic
- Fencing, structural barrier
- Loading zones

The Applicant, Steven Merck with BCA Architects, Jillian Antone, Principal of Academy and John Foggy, property owner, addressed the Commission. All in support of the project.

The Commission had questions for the Applicant regarding:

- Number of students currently
- Number of students with expansion
- Parking
- Parking at RC Willey safety concerns
- Public outreach
- Overview of school day
- Release on early days

The hearing was opened to the public for their comments.

1. Tammy Cooper, RC Willey, supports the project. Concerns with parking on west side.

There being no further comments, the hearing was closed.

**Commission Deliberation/Discussion:**

Commissioner Broadway finds the project consistent with the general plan and zoning and supports the project.

Commissioner Martinez agrees with Commissioner Broadway and supports the project.

Commissioner McKenzie finds the project consistent with the general plan and zoning. He suggested a correction to Condition #9 of the Design Review resolution, to replace the word “subdivider” with the word “applicant”. He supports the project.

On a motion by Commissioner Broadway and seconded by Commissioner Martinez Resolution of the Planning Commission of the City of Rocklin Approving a Mitigated Negative Declaration (Rocklin Academy Phase II / DR2015-0019 and U2015-0010) was approved by the following vote:

AYES: Broadway, Martinez, McKenzie  
 NOES: None  
 ABSENT: Sloan, Whitmore  
 ABSTAIN: None

On a motion by Commissioner Broadway and seconded by Commissioner Martinez Resolution of the Planning Commission of the City of Rocklin Approving a Design Review to Modify Existing Landscaping and Parking Lot Areas in the Rocklin 65 Commerce Center (Rocklin Academy Phase II / DR2015-0019) was approved by the following vote as amended:

Amend Condition 9.

9. *Indemnification and Duty to Defend*

*Within 30 days of approval of this entitlement by the City, the applicant/property owner shall execute an Indemnity Agreement, approved by the City Attorney’s Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City’s planning commission or City Council, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)*

AYES:           Broadway, Martinez, McKenzie  
 NOES:           None  
 ABSENT:       Sloan, Whitmore  
 ABSTAIN:      None

On a motion by Commissioner Broadway and seconded by Commissioner Martinez Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit to Allow the Operation of a Preschool Through Eighth Grade Charter School in a PD-BP/C Zone (Rocklin Academy Phase II / U2015-0010) was approved by the following vote as amended:

*Amend Section 2.*

*The conditional use permit for Rocklin Academy Phase II / U2015-0010 is hereby approved as depicted and further described in **Exhibits A and B** of the concurrent Design Review entitlement Rocklin Academy Phase II / DR2015-0019 approved via Planning Commission Resolution PC-2016-\_\_ and included therein, and by this reference incorporated herein, subject to the conditions listed below. The approved **Exhibits A and B** shall govern the design and construction of the project. Any condition directly addressing an element incorporated into **Exhibits A and B** shall be controlling and shall modify **Exhibits A and B**. All other plans, specifications, details, and information contained within **Exhibits A and B** shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior a final Building Permit Inspection, Issuance of a Certificate of Occupancy, or initiation of use as is applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.*

*Amend Condition B.3.i and 2.v.*

3. Transportation, Traffic, and Circulation

- i. *The report shall include but is not limited to:*
  - *Current and anticipated student population numbers*
  - *Current and anticipated bell schedules for each class level*
  - *Ingress and egress routes for each class level*
  - *Placement of traffic control monitors*



- Placement of traffic control signs (including on-site speed limit signs installed in locations as recommended in the April 11, 2016 Traffic Impact Analysis for the Rocklin Academy Gateway School Expansion, prepared by KD Anderson & Associates)
  - Placement of traffic control devices including cones and temporary barriers.
  - Provisions to discourage parents from dropping children off outside of designated loading zones.
  - Provisions to ensure that classes are released on a staggered schedule on minimum / in service school days just as they are on a regular school day.
- ii. A traffic control monitor shall specifically be provided at the main Adams Drive driveway on-site intersection as recommended in the April 11, 2016 Traffic Impact Analysis for the Rocklin Academy Gateway School Expansion, prepared by KD Anderson & Associates and at the driveway connection between the Rocklin 65 Center and the RC Willey site.
- v. Classes shall not start until a Traffic Management and Signal Timing Plan is approved and implemented for that academic year unless a deferral or waiver is granted by the Director of Public Services and the City Engineer.

Add Condition B.3.e.

3. Transportation, Traffic, and Circulation

- e. Prior to the start of the 2016 – 2017 school year, the school shall install a 48-inch tall tubular metal fence along the southerly property line of the Rocklin 65 Shopping Center beginning in the west at the boundary of the Open Space parcel and continuing easterly along the south side of the public walkway and terminating 10 feet westerly of the drive aisle linking the Rocklin 65 and Blue Oaks Town Center development as indicated in Exhibit B of the concurrent Design Review (DR2015-0019) to prevent people from cutting through the RC Willey parking lot and landscaping to reach the school. The fence shall closely match the other tubular metal fencing at the school and shall be constructed of medium gauge or better tubular steel or aluminum, and be powder-coated black. (PUBLIC SERVICES, ENGINEERING, ENVIRONMENTAL SERVICES, PLANNING)

AYES: Broadway, Martinez, McKenzie  
 NOES: None  
 ABSENT: Sloan, Whitmore  
 ABSTAIN: None

**NON PUBLIC HEARINGS**

**10. Reports and Discussion Items from Planning Commissioners**

- Commissioner Broadway thanked staff

**11. Reports from City Staff**

- June 7, two commissioners will be absent
- Marc – remaining square footage consumed by school

**12. Adjournment**

There being no further business brought before the Commission, the meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Terry Stemple  
Assistant City Clerk

*Approved at the regularly scheduled  
Meeting of*

**CITY OF ROCKLIN  
MINUTES OF THE PLANNING COMMISSION MEETING**

June 7, 2016  
Rocklin Council Chambers  
Rocklin Administration Building  
3970 Rocklin Road  
(www.rocklin.ca.us)

1. **Meeting Called to Order at 6:30 p.m.**
2. **Pledge of Allegiance was led by Commissioner Whitmore.**
3. **Roll Call**

Commissioner Martinez  
Commissioner Broadway, Vice Chairman - *excused*  
Commissioner Sloan  
Commissioner McKenzie, Chairman - *excused*  
Commissioner Whitmore

Others Present:

DeeAnne Gillick, Deputy City Attorney  
Bret Finning, Planning Services Manager  
Marc Mondell, Director of Economic & Community Development  
Laura Webster, Director of Long Range Planning  
Dara Dungworth, Senior Planner  
David Mohlenbrok, Environmental Services Operations Manager  
Dave Palmer, City Engineer  
Terry Stemple, Planning Commission Secretary

About 9 others

4. **Minutes** – None
5. **Correspondence** - None
6. **Citizens Addressing the Commission on Non Agenda Items** –
  - a. Glenda Couch-Carlberg, 808 Kali Place – Concerns with open space behind their home and construction beginning on drainage improvements for Whitney Ranch project in the open space.

**CONSENT ITEMS** – None

**PUBLIC HEARINGS**

7. **SOUTH WHITNEY MIXED USE TOWNHOMES AND MEDICAL CENTER  
GENERAL PLAN AMENDMENT, GPA2014-0001  
REZONE, Z2014-0009  
GENERAL DEVELOPMENT PLAN, PDG2015-0005  
TENTATIVE PARCEL MAP, DL2015-0001  
DESIGN REVIEW, DR2014-0016  
OAK TREE PRESERVATION PLAN PERMIT, TRE2015-0009**

This application is a request for approval of a Design Review, Oak Tree Preservation Plan Permit, Tentative Parcel Map, General Plan Amendment from RC to HDR for a portion of the site, a Rezone from C-2 to PD-R for a portion of the site, and a General Development Plan to establish zoning to allow the construction of a horizontal mixed use project with 20 townhome dwelling units and a 7,891 square foot retail office building. The subject site is located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. APN 016-240-039. The property is zoned Retail Business (C-2). The General Plan designation is Retail Commercial (RC).

A Mitigated Negative Declaration is proposed to be adopted for this development.

The applicant is Gil Lee of USA Investment Associates, Inc. The property owner is USA Investments Associates, Inc.

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had questions for staff regarding:

- Northerly driveway restrictions
- Types of trees to provide privacy screening
- Temporary irrigation for oak trees planted in the open space
- Use of amenities at the sister project, Sunset Hills
- Trash enclosures
- RHNA numbers
- For sale units
- Sales price for moderate income family

Applicant, Gil Lee, USA Investments, addressed the Commission, thanking them for their time. He presented a brief power point presentation about the project.

The Commission had questions for the applicant regarding:

- Choice of materials
- Similarities/differences to materials at the Sunset Hills project
- Fire Safety

The hearing was opened to the public for comment.

- Janet Carrarie, - question regarding the distance from the building to the back property line of 5845 Zion Court.

There being no further comments, the hearing was closed.

#### **Commission Deliberation/Discussion:**

Commissioner Whitmore stated he had exparte communications with the applicant. He suggested possibility of pulling over some of the materials and look such as metal roofing from the project across the street – Sunset Hills, and applying it to the residential component in this project. Was hoping to see some more consistency between the two projects. The commercial component in this project is also very different from the multi-family component. It might be better if the commercial building also incorporated more materials and colors from the

multi-family architecture. Generally supports the rezone. He is slightly concerned about the height of Building F. He thinks there might need to be some discussion about the plant material used for screening and privacy.

Commissioner Sloan also had exparte communications with the applicant. He had concerns similar to Commissioner Whitmore, which he feels were adequately addressed tonight. He would like to have more information on the types of trees planted there adjacent to the wall and an idea of view shed is from the 3<sup>rd</sup> floor down into the homes backing up to the development.

Commissioner Martinez generally feels it is a good transition from single family to higher density to commercial. He would like to see condition language added to ensure the type of trees that are used next the existing residential are fast growing and full. He likes the architectural elements, colors and materials. Rezoning is consistent with the General Plan.

Commissioner Whitmore agrees that conditioning the project regarding the plant species is a good idea. Architecture gives a village feel which is nice. He would like to borrow integrated metal panel roofs from the residential project approved across the street to give more diversity to the multi-family product on this site. Would like to hear the architect’s thoughts on the potential for the metal panel roof being used in this project.

Gordon Wong, project architect, stated that use of the metal panel roof is a high possibility within the multi-family component depending on the costs.

On a motion by Commissioner Sloan and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Mitigated Negative Declaration of Environmental Impacts (South Whitney Mixed Use Townhomes and Medical Center / GPA2015-0001, Z2014-0009, PDG2015-0005, DL2015-0001, DR2014-0016, TRE2015-0009) was approved by the following vote:

AYES: Martinez, Sloan, Whitmore  
NOES: None  
ABSENT: McKenzie, Broadway  
ABSTAIN: None

On a motion by Commissioner Sloan and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a General Plan Amendment to Change Land Uses From Retail Commercial (RC) to High Density Residential (HDR) And From Retail Commercial (RC) to Recreation Conservation (R-C) (South Whitney Mixed Use Townhomes and Medical Center / GPA2015-0001) was approved by the following vote:

AYES: Martinez, Sloan, Whitmore  
NOES: None  
ABSENT: McKenzie, Broadway  
ABSTAIN: None

On a motion by Commissioner Sloan and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a General Development Plan and a Rezone From Retail Business (C-2) to Multiple Family Residential (PD-R) And Open Area (O-A) (South Whitney Mixed Use Townhomes And Medical Office Center / PDG2015-0005 and Z2014-0009) was approved by the following vote:



AYES: Martinez, Sloan, Whitmore  
 NOES: None  
 ABSENT: McKenzie, Broadway  
 ABSTAIN: None

On a motion by Commissioner Sloan and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Tentative Parcel Map (South Whitney Mixed Use Townhomes and Medical Center / DL2015-0001) was approved by the following vote:

AYES: Martinez, Sloan, Whitmore  
 NOES: None  
 ABSENT: McKenzie, Broadway  
 ABSTAIN: None

On a motion by Commissioner Sloan and seconded by Commissioner Whitmore, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Design Review For Multiple-Family Residential Homes and an Oak Tree Preservation Permit (South Whitney Mixed Use Townhomes and Medical Center / DR2014-0016 and TRE2015-0009) was approved as amended by the following vote:

Add Conditions:

**7.(a) (i)**

- 6) Along the southerly side of the townhomes, adjacent to the existing single family residential, fast-growing, evergreen trees such as Deodar Cedars, or approved equal, shall be included to screen the townhomes, to the satisfaction of the Economic and Community Development Director.**

**10.**

- b. Metal roof materials shall be incorporated into the townhouse roofing types to provide additional variation, to the satisfaction of the Economic and Community Development Director.**

AYES: Martinez, Sloan, Whitmore  
 NOES: None  
 ABSENT: McKenzie, Broadway  
 ABSTAIN: None

**NON PUBLIC HEARINGS**

**8. Informational Items and Presentations - None**

**9. Reports and Discussion Items from Planning Commissioners**

- Barro Zone updates to Planning Commission
- Broadstone Apartments new paint scheme
- Discussions regarding redefining “open space”

**10. Reports from City Staff**

- Next Planning Commission meeting will be July 19<sup>th</sup>. There are no items for the meetings of June 21<sup>st</sup> and July 5<sup>th</sup>.
- Staff changes in Planning
  - Departure of Travis Jacobs
  - Re-Classification of Shauna Nauman to Assistant Planner
  - Associate Planner position offered and accepted.

**11. Adjournment**

There being no further business brought before the Commission, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Terry Stemple  
Assistant City Clerk

*Approved at the regularly scheduled  
Meeting of \_\_\_\_\_, 2016*

CITY OF ROCKLIN  
 MINUTES OF THE PLANNING COMMISSION MEETING

July 19, 2016  
 Rocklin Council Chambers  
 Rocklin Administration Building  
 3970 Rocklin Road  
 (www.rocklin.ca.us)

- 1. Meeting Called to Order at 6:30 p.m.
- 2. Pledge of Allegiance was led by Commissioner McKenzie.
- 3. Roll Call

Commissioner Martinez  
 Commissioner Broadway  
 Commissioner Sloan  
 Commissioner McKenzie  
 Commissioner Whitmore - excused

Others Present:

DeeAnne Gillick, Deputy City Attorney  
 Bret Finning, Planning Services Manager  
 Laura Webster, Director of Long Range Planning  
 Marc Mondell, Director of Economic & Community Development  
 David Mohlenbrok, Environmental Services Operations Manager  
 Dave Palmer, City Engineer  
 Terry Stemple, Planning Commission Secretary

About 5 others

- 4. Minutes – None
- 5. Election of Officers

Commissioner Martinez made a motion to appoint Commissioner Broadway as Chairman and Commissioner Sloan as Vice Chairman. Chairman McKenzie seconded the motion. Commission voted 4/0.

- 6. Correspondence - None
- 7. Citizens Addressing the Commission on Non Agenda Items – None

CONSENT ITEMS – None

PUBLIC HEARINGS

- 8. WILLIAM JESSUP UNIVERSITY TENTATIVE PARCEL MAP  
 TENTATIVE PARCEL MAP, DL2015-0005

This application is a request for approval of a Tentative Parcel Map to create seven lots and a remainder parcel at William Jessup University. The subject site is located at 2121 University Avenue, APN: 017-270-084, -





088, and -089. The property is zoned Planned Development Light Industrial (PD-LI) and Open Space (OS). The General Plan designation is Mixed Use (MU), Light Industrial (LI), and Recreation Conservation (R-C).

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.

The applicant is Ron Wood with RFE Engineering, Inc. The property owner is William Jessup University.

Bret Finning, Planning Services Manager, presented the staff report.

The Commission had no questions for staff.

Applicant, Ron Wood, RFE Engineering, addressed the Commission, stating they agree with the staff report and conditions.

The Commission had no questions for the applicant.

The hearing was opened to the public for comment. There being none, the hearing was closed.

**Commission Deliberation/Discussion:**

Commissioner Sloan stated he agrees with the findings of consistency with the general plan and land use designations. He supports the project.

Commissioner Martinez concurred with Commissioner Sloan and supports the project.

Commissioner McKenzie also concurred with the other Commissioners and supports the project.

Chairman Broadway concurred as well as supports the project.

On a motion by Commissioner McKenzie and seconded by Commissioner Sloan, Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (William Jessup University Tentative Parcel Map/DL2015-0005) was approved by the following vote:

- AYES: McKenzie, Sloan, Martinez, Broadway
- NOES: None
- ABSENT: Whitmore
- ABSTAIN: None

On a motion by Commissioner McKenzie and seconded by Commissioner Sloan, Resolution of the Planning Commission of the City of Rocklin Approving a Tentative Parcel Map (William Jessup University Tentative Parcel Map/DL2015-0005) was approved by the following vote:

- AYES: McKenzie, Sloan, Martinez, Broadway
- NOES: None
- ABSENT: Whitmore
- ABSTAIN: None



**9. NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN TEXT AMENDMENT  
PDG-99-02 et al /PDG2016-0002**

This application is a request for approval of a General Development Plan Text Amendment to:

- Consolidate previously-approved amendments to Exhibit C of the Northwest Rocklin Annexation General Development Plan (Ordinances 941, 991, 1000, 1014 and 1041) into a single document;
- Modify certain residential development standards (minimum lot area, lot width, front setbacks and maximum lot coverage) for zoning category PD-2.1 through PD-3.3;
- Add a new residential zoning category PD-22+ to the General Development Plan document and modify section 3.5.3 (1) dealing with multi-family building heights addressing transitions through design review; and,
- Complete various technical edits associated with previously approved modifications to maintain internal consistency within the document.

The subject property is generally located east of Highway 65, west of Whitney Oaks Drive, south of the Rocklin/Lincoln City limit line and north of Stanford Ranch.

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption (Section 15305 – Minor Alterations in Land Use Limitations) as the appropriate level of environmental review for this project.

The applicant is Eric Anderson on behalf of Sunset Rancho Investors, LLC.

Laura Webster, Director of Long Range Planning, presented the staff report.

The Commission had questions for staff regarding:

1. Reason for changing lot size
2. PD-22 and RHNA numbers
3. Shift in number of units
4. Parcels specifically zoned PD-22
5. Steps to implement a PD-22 project
6. Proposed strike out of word “required” and replacement with “encouraged” in the section dealing with varied front yard setbacks.

Applicant, Eric Anderson, IHP for Sunset Ranchos, addressed the Commission, and responded to the question regarding replacing the word required with encouraged.

The Commission had no questions for the applicant.

The hearing was opened to the public for comment.

- Joe Patterson, Rocklin, stated he had concerns about decreases in services and asked for more information on the Planned Development 22+ category. He asked why it couldn't specify a top end for density.

Laura Webster responded noting the desire to maintain flexibility in achieving current and future Housing Element requirements and to maintain consistency with the High Density Residential Land Use Category in the General Plan which was changed in 2013 to eliminate a density cap for similar reasons. She also clarified that no specific sites were being zoned as PD-22+ at this time. This action would only create that zoning category. If and when a

site was proposed to have that zoning designation in the future the specific location would be reviewed by the Planning Commission and City Council in noticed public hearings.

There being no further comments, the hearing was closed.

**Commission Deliberation/Discussion:**

Commissioner McKenzie stated he had exparte communications with the applicant. He supports the project.

Commissioner Martinez also stated he had exparte communications with the applicant. He supports the project.

Commissioner Sloan concurred with the other commissioners and supports the project. He also stated he had exparte communications with the applicant.

Chairman Broadway stated he agrees with his fellow commissioners. He supports the project with a proposed change to the language regarding varied front yard setbacks on page 66 of the agenda packet. He recommended that the language be modified to retain the word "required" and eliminate the word "encouraged".

On a motion by Commissioner Martinez and seconded by Commissioner Sloan, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Notice of Exemption (North West Rocklin General Development Plan Text Amendment - PDG-99-02 Et Al / PDG2016-0002) was approved by the following vote:

- AYES: Martinez, Sloan, Broadway, McKenzie
- NOES: None
- ABSENT: Whitmore
- ABSTAIN: None

On a motion by Commissioner Martinez and seconded by Commissioner Sloan, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Consolidating Previously Approved Amendments to Exhibit C of the North West Rocklin General Development Plan, Modifying Certain Development Standards Within the PD-2.1-3.3 Zone District, Adding a New PD-22+ Zoning Category and Completing Other Technical Edits (North West Rocklin General Development Plan Text Amendment - PDG-99-02 Et Al / PDG2016-0002) was approved, subject to the following text change, by the following vote:

*Varied front yard setbacks are ~~required encouraged~~ along all residential streets. However, the minimum setback must be met in all cases. ~~A minimum 3' variation is required between adjacent single family lots.~~ This requirement shall not apply to non-traditional single family residential subdivision designs such as alley loaded, 3-packs or green court.*

- AYES: Martinez, Sloan, Broadway, McKenzie
- NOES: None
- ABSENT: Whitmore
- ABSTAIN: None



**NON PUBLIC HEARINGS****10. Informational Items and Presentations – None****11. Reports and Discussion Items from Planning Commissioners**

1. Question of when the opening of the new Interchange will be
2. What UHS's future plans are in Rocklin
3. Commissioner Broadway stated that he wouldn't be able to be at the joint Planning Commission/City Council hearing on the new proposed Architectural Guidelines and asked if there were any documents to review.

**12. Reports from City Staff**

- Bret Finning congratulated Greg McKenzie and Brian Whitmore on their reappointment to the Planning Commission.
- Meeting of August 2, 2016 will be cancelled due to no items being ready for hearing.
- Announcement that Nathan Anderson, Associate Planner has started work.

**13. Adjournment**

There being no further business brought before the Commission, the meeting was adjourned at 7:12 p.m.

Respectfully submitted,

Terry Stemple  
Assistant City Clerk

*Approved at the regularly scheduled  
Meeting of \_\_\_\_\_, 2016*



City of Rocklin Economic and Community Development Department

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**Planning Commission  
STAFF REPORT**

**Quick Quack Car Wash**

**Design Review, DR2015-0016  
Conditional Use Permit, U2015-0009**

**September 6, 2016**

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**Proposal/Application Request**

This application is a request for approval of a Design Review and Conditional Use Permit to allow for the construction and operation of a 3,586 square-foot Quick Quack Car Wash consisting of a drive-through wash facility, eight vacuum bays and associated trash enclosure, parking field, drive aisles, hardscape, and landscaping on a 0.94 +/- acre site in the Crossroads Shopping Center.

**Staff Findings**

Staff finds the proposed project, subject to the recommended conditions of approval, to be consistent with the existing and proposed General Plan designations, existing zoning pursuant to the Zoning Ordinance and the Stanford Ranch General Development Plan, and the Citywide Design Review Guidelines, and further finds the proposed project to be compatible with the surrounding existing and approved commercial and residential development:

**Staff Recommendation**

Subject to the draft conditions of approval staff recommends that the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (Quick Quack Carwash / DR2015-0016 and U2015-0009)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT (Quick Quack Carwash / U2015-0009)

Planning Commission Staff Report  
 Quick Quack Car Wash  
 September 6, 2016  
 Page 2

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Quick Quack Carwash / DR2015-0016)

**Location**

The subject property is located on the southeast corner of Stanford Ranch Road and Plaza Drive, APN 017-400-023.



**Location Map**

**Owner/Applicant**

The applicant is Joseph Walters of J. Walters Construction Co., Inc. The property owner is Golden State Lumber, Inc.

**Site Characteristics and Background**

The project site is one of two vacant commercially zoned parcels remaining in the Crossroads Shopping Center. The parcel slopes down toward Stanford Ranch Road. There are no trees or shrubs on the site, only native and naturalized grasses.

The site of the Crossroads Shopping Center was originally known as Stanford Ranch Parcel 79 and was designated a commercial site with the adoption of the Stanford Ranch General Development Plan. It was intended for development of a major grocery store, a major drug store, and five pad buildings in the late 1980's (SPU-89-15). While the Parcel

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 Quick Quack Car Wash  
 September 6, 2016  
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Map (DL-89-16) associated with the original project was recorded in 1990, the Specific Plan Use Permit expired in 1996.

Beginning in 2005, several projects have been approved in the Crossroads Shopping Center, including the structures that now house Starbuck’s, the 7-Eleven gas station and car wash, a 16,500 square foot shops building, America’s Tire, and the Umpqua Bank. With each of these projects staff and the Planning Commission worked to create a unified design theme for the shopping center with consistent architecture, materials, and colors.

In October 2014, the Stanford Terrace Condo’s subdivision map was approved by the City Council converting the undeveloped southerly portions of the shopping center to a residential use and creating the project site in its current configuration. A final map for Phase I of the Stanford Terrace Condo’s has been recorded and improvement plans are currently being processed.

**Surrounding Land Uses**

	Use	General Plan / Zoning
Project Site	Vacant	Retail Commercial (RC) / Planned Development Commercial (PD-C)
North-west / North	The Plaza at Stanford Ranch and Stanford Plaza commercial centers	RC / PD-C  (Across Stanford Ranch Road)
Northeast / East	Existing Crossroads commercial buildings	RC / PD-C (Umpqua Bank, 1 remaining vacant parcel, Starbuck’s, gas station, and inline shops)
South / Southwest	Stanford Terrace Condo’s (Townhomes)	HDR / PD-20 (Approved but not built)
West / Southwest	America’s Tire Store	RC / PD-C

**Environmental Determination**

The project was determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines under Section 15332 – In-Fill Development Projects. For a more in-depth discussion of the environmental evaluation and conclusion, please refer to the Notice of Exemption attached to the draft resolution approving said exemption.

**General Plan and Zoning Compliance**

The property is located within the Stanford Ranch General Development Plan area and is zoned Planned Development Commercial (PD-C), the underlying General Plan

*Planning Commission Staff Report  
Quick Quack Car Wash  
September 6, 2016  
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designation is Retail Commercial (RC). These land use designations were placed on the project site in 1987 with the adoption of the Stanford Ranch General Development Plan. The proposed car wash requires approval of a design review entitlement for the project architecture, signage, site layout, and landscaping as well as a conditional use permit for the operation of the car wash.

Staff has reviewed the proposed project and found that, subject to the approval of the design review and the conditional use permit, it is consistent with both the zoning and General Plan.

### **Conditional Use Permit (U2015-0009) / Compatibility with Adjoining Land Uses**

The proposed car wash facility consists of a 3,586 square foot drive-through tunnel car wash building and a freestanding eight-station self-serve vacuum canopy. In the Stanford Ranch General Development Plan area, a car wash is allowed subject to the approval of a conditional use permit. Staff analyzed the project and found that, with the proposed location of the vacuum stations being as far as possible from planned residential land uses and the project being subject to the recommended conditions of approval, its operation will be compatible with the existing and allowed adjacent uses that include retail, office, and multi-family residential uses.

### **Design Review (DR2015-0016)**

#### **Site Layout, Access, and Parking**

The carwash is proposed on the southeasterly corner of the intersection of Plaza Drive and Stanford Ranch Road. Primary, two-way access is provided from the main "east-west" driveway through the Crossroads Shopping Center. An exit only driveway provides egress onto the Plaza Drive. The project is conditioned to make modifications to the outbound lanes of the Plaza Drive and to construct a raised median in Plaza Drive to prevent vehicles from making left turning movements into or out of the project driveway. Adequate stacking for the drive-through carwash tunnel is provided within the drive-through lanes, a total of seventeen car lengths, twelve car lengths before the pay station with an additional five car lengths between the pay station and the tunnel entrance.

Pursuant to the City of Rocklin's off-street parking code, uses not listed in Chapter 17.66 Off-Street Parking shall provide off-street parking as determined by the Planning Commission. In addition to the eight vacuum stations, the project proposes three parking spaces that would be available for staff parking and the very occasional customer that is not having a carwash. No more than two employees work at the same time on any given shift. Based on the nature of the operations of other similar Quick Quack car washes in the area, Staff determined the proposed parking would be adequate. The approvals for the shopping center and the Stanford Terrace tentative map require reciprocal access and parking to be maintained across and between all the



*Planning Commission Staff Report  
Quick Quack Car Wash  
September 6, 2016  
Page 5*

commercially zoned properties in the Crossroads Shopping Center which allows for some spillover parking between the commercial businesses.

#### *Building Architecture and Signage*

The proposed architectural design of the building is consistent with the City Design Review Criteria and the design theme of the Crossroads Shopping Center. The project maintains the strong 'sense of place' established in the Crossroads Shopping Center by utilizing similar architectural design, detailing, colors and materials including stone tile veneer, awnings, and decorative light fixtures. The freestanding vacuum station canopy is proposed with tile columns and a green standing seam metal roof to complement the building. The project proposes building signage on the west and north elevations facing Stanford Ranch Road and Plaza Drive/America's Tire. The signs are consistent with the Design Review Criteria and the Sign Ordinance.

#### *Landscaping and Site Lighting*

The proposed on-site landscaping as shown in the landscape plan is consistent with the City's Design Review Criteria and the proposed off-site (right-of-way) landscaping is consistent with the Stanford Ranch General Development Plan, both employing a mix of various species of trees, shrubs, and groundcovers that are also consistent with the existing landscaping in the Crossroads Shopping Center. The landscaping portrayed in the color renderings is not consistent with the landscape plan and should be used as a general reference only with regards to the types and locations of plants shown. A condition of approval clarifies that the landscaping shall be consistent with the approved landscape plan in Exhibit A. The landscape plan does not reflect the final design of the bio-retention swale as shown on the preliminary grading and utility plan and a condition of approval requires the landscape plan to be revised to consistently show the swale and adjust plant types and locations as needed. Site lighting is conditioned to be decorative fixtures that are consistent with the existing lighting in the shopping center.

*Prepared by Dara Dungworth, Senior Planner*

DD/

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RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ROCKLIN  
RECOMMENDING APPROVAL OF A NOTICE OF EXEMPTION  
Quick Quack Car Wash  
(DR2015-0016 and U2015-0009)

WHEREAS, the City of Rocklin’s Environmental Coordinator has reviewed the Quick Quack Car Wash (DR2015-0016 and U2015-0009) (“Project”) and determined that it is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15332- In-Fill Development Projects; and

WHEREAS, a Notice of Exemption has been prepared for the Project.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rocklin as follows:

Section 1. Based on the review and determination of the Environmental Coordinator, the Planning Commission of the City of Rocklin finds that the Project is exempt from review under the California Environmental Quality Act.

Section 2. A Notice of Exemption is approved for the Project.

Section 3. Upon approval of the Project by the Planning Commission, the Environmental Coordinator may file the Notice of Exemption with the County Clerk of Placer County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of Section 21152(b) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2016, by the following vote:

- AYES: Commissioners:
- NOES: Commissioners:
- ABSENT: Commissioners:
- ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

**NOTICE OF EXEMPTION**

**TO:** County Clerk, County of Placer  
 2954 Richardson Blvd.  
 Auburn, CA 95604-5228

**FROM:** City of Rocklin  
 Economic and Community Development  
 3970 Rocklin Road  
 Rocklin, CA 95677

**Project Title:** Quick Quack Car Wash (DR2015-0016 and U2015-0009)

**Project Location - Specific:** The subject property is located on the southeast corner of Stanford Ranch Road and Plaza Drive, APN 017-400-023.

**Project Location - City:** Rocklin, CA; County: Placer

**Description of Nature, Purpose and Beneficiaries of Project:** An application to approve Design Review and Conditional Use Permit entitlements to allow for the construction and operation of a 3,586-square-foot Quick Quack Car Wash consisting of a drive-through wash facility and eight vacuum bays, associated trash enclosure, parking field, drive aisles, hardscape and landscaping on a 0.94 +/- acre site.

**Name of Public Agency Approving Project:** City of Rocklin

**Name of Person or Agency Carrying Out Project:** The applicant is Joe Walters Construction, Inc., Attn: Joe Walters, 2890 E. Northern Avenue, Ste. A, Phoenix, AZ, 85028 (602) 667-6685.

**Exempt Status (Check one):**

X Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): Section 15332 – In-Fill Development Projects

**Reasons why the project is exempt.** The project involves the construction of a 3,586-square-foot drive-through car wash facility as described above. Class 32 exemptions consist of projects characterized as in-fill development meeting the conditions described below:

1. **The project is consistent with the applicable general plan designation and all applicable general plan policies as well as the zoning designation and regulations.**  
*The project site is designated in the General Plan as Retail Commercial (RC). The purpose of the RC designation is to:*
  - A. *To provide appropriately located areas for retail stores, professional offices, supportive commercial uses and amusement uses in a concentrated area for the convenience of the public and in mutually beneficial relationships to each other.*
  - B. *To provide areas for retail and service establishments intended to meet daily convenience needs of residential areas.*

C. *To provide areas for highway traveler services and uses normally associated with travelers and vacationers.*

*The property’s zoning is Planned Development Commercial (PD-C) which allows for retail business land uses which implement the goals and policies contained within the General Plan for Retail Commercial development.*

**2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

*The project site is located within the city limits on a property that is currently 0.94 +/- gross acres in size. The site is substantially surrounded by urban uses, included but not limited to, retail commercial and high density residential development.*

**3. The project site has no value as habitat for endangered, rare, or threatened species.**

*The site has been previously graded, is currently vacant and is mostly surrounded by other developed properties. No rare, endangered, or threatened species are known or suspected to exist on the project site. Most of the surrounding vicinity has been developed in an urban fashion. Given the above, the site is not considered to have any significant value as a habitat for any endangered, rare, or threatened species.*

**4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

*Approval of the project would allow new retail commercial development on the site. Adjacent land is mostly developed and existing infrastructure was sized and installed to accommodate such development. Traffic and air quality effects from the current use of this site are consistent with those that were anticipated in the City’s General Plan EIR.*

**5. The site can be adequately served by all required utilities and public services.**

*The project site is located within an existing urbanized area where infrastructure was sized and installed to accommodate permitted uses in the area.*

The construction of a 3,586-square-foot drive-through car wash facility and the associated site work as described above are consistent with the exemption class descriptions noted and are exempt pursuant to Class 32 of the CEQA Guidelines.

**Contact Person:** Marc Mondell, Economic and Community Development Department Director

**Date received for Filing:** \_\_\_\_\_

\_\_\_\_\_  
**Signature:** Marc Mondell, Economic and Community Development Department Director

## PLANNING COMMISSION RESOLUTION PC-2016-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
 APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A CAR WASH  
 IN A PD-C ZONE

(Quick Quack Car Wash / U2015-0009)

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. Conditional Use Permit (U2015-0009) allows for the operation of a 3,586 square foot drive-through tunnel car wash with self-service vacuum stations in the Crossroads Shopping Center. APN 017-400-023.

B. A Notice of Exemption has been approved for this project via Planning Commission Resolution No. PC-2016-    .

C. The establishment, maintenance, and operation of the proposed uses and buildings or structures will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to property and improvements in the neighborhood, or to the general welfare of the City.

D. The establishment, operation, and maintenance of the uses and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The conditional use permit for Quick Quack Car Wash / U2015-0009 is hereby approved as depicted and further described in Exhibit A of the concurrent Design Review entitlement (Quick Quack Car Wash / DR2015-0016) approved via Planning Commission Resolution PC-2016-     and included therein, and by this reference incorporated herein, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior a final Building Permit Inspection, Issuance of a Certificate of Occupancy, or initiation of

use as is applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Security

- a. Prior to building permit issuance the applicant shall prepare a security plan for review by the Rocklin Police Department, and shall provide the Rocklin Police Department with the name(s) and telephone number(s) of a responsible party to contact. (POLICE)
- b. Prior to building occupancy the property owner or tenant shall obtain and maintain at all times, an Alarm System Permit for each security system installed and operated in the building, if any, in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

2. Outdoor Storage

All incidental and miscellaneous outdoor storage areas shall be completely screened from public view by a decorative masonry or concrete wall or approved equal. All gates shall be solid and view obstructing, constructed of metal or other durable and sturdy materials acceptable to the Economic and Community Development Director. (PLANNING)

3. Maintenance

- a. The property owner shall remove within 72 hours all graffiti placed on any fence, wall, existing building, paved area or structure on the property consistent with the provisions of Rocklin Municipal Code Section 9.32.

Prior to removal of said graffiti, the property owner shall report the graffiti vandalism to the Rocklin Police Department. (PLANNING, POLICE)

- b. The project, including but not limited to paving, landscaping, structures, and improvements shall be maintained by the property owners, to the standard of similarly situated properties in equivalent use zones, to the satisfaction of the Economic and Community Development Director. (PLANNING)

4. Noise

- a. All “self-powered” construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)
- b. Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
- c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Economic and Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Economic and Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)
- d. Use of a public address system that can be heard outside of the building is prohibited. (PLANNING)

5. Hours of Operation

The hours of operation are as follows: (PLANNING)

Monday through Sunday      7:00 a.m. to 9:00 p.m.

6. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent Design Review application, DR2015-0016, has been approved. (PLANNING)

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

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EXHIBIT A

Refer to Exhibit A of the concurrent Design Review  
Quick Quack Car Wash / DR2015-0016

Available at the Economic & Community Development Department, Planning Division

PLANNING COMMISSION RESOLUTION PC-  
RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW

(Quick Quack Car Wash / DR2015-0016)

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. Design Review (DR2015-0016) allows the development of a 3,586 square foot drive-through tunnel car wash with self-service vacuum stations in the Crossroads Shopping Center. APN 017-400-023.

B. A Notice of Exemption has been approved for this project via Planning Commission Resolution No. PC-2016-    .

C. The design of the site is compatible with surrounding development, natural features and constraints.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development.

E. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

F. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and / or modification of the location and height of light standards, orientation of exterior lighting fixtures, and conditioning the project to use light fixtures that will direct light downward.

G. The dimensions, placement, and design of the signs are compatible with the proposed buildings and structures and the surrounding development and environment.

H. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

I. The parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the public street patterns.

J. The design of the site and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The Design Review for the Quick Quack Car Wash / DR2015-0016 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior a final Building Permit Inspection or Issuance of a Certificate of Occupancy as applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

B. Conditions

1. Utilities

- a. All utilities as applicable, including but not limited to water, sewer, telephone, gas, electricity, and conduit for cable television shall be provided to the project in compliance with all-applicable standards and requirements of the applicable provider. (APPLICABLE UTILITY)
- b. The applicant shall install a masonry trash enclosure with solid metal gates to the satisfaction of the Economic and Community Development Director. The upper portion of the trash enclosure shall be finished with stucco and painted to match the vacuum equipment enclosure. The location and design of the trash enclosure shall provide for a minimum clear width and gate opening of 11 feet, a minimum interior depth of 14 feet (to accommodate two trash bins), and gates designed to clear adjacent curbing to the satisfaction of Recology Auburn Placer. (RECOLOGY AUBURN PLACER, ENGINEERING, BUILDING, PLANNING)
- c. Prior to issuance of a Building Permit, the project shall be included in the appropriate City financing districts, as needed, to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Officer (FINANCE, ENGINEERING, PUBLIC WORKS)

2. Schools

At the time of issuance of a Building Permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995. (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)

3. Fire

- a. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)
- b. Improvement plans shall reflect a looped water supply main, if required, to the satisfaction of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

4. Improvements / Improvement Plans

Prior to any grading, site improvements, or other construction activities associated with this project improvement plans shall be prepared consistent with the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, for the review and approval of the City Engineer.

Improvement plans shall be valid for a period of two years from date of approval by the City Engineer. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances.

The project improvement plans shall include the following:  
(ENGINEERING, PLANNING)

- a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:
  - 1) Stormwater Management
    - a. Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the

regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls, if any, or acceptable alternative to the satisfaction of the City Engineer and Environmental Services Manager. All specified treatment systems and hydromodification controls shall be privately owned and maintained. (BUILDING, PUBLIC SERVICES)

- b. Prior to issuance of improvement plans, unless waived by the City Engineer and Environmental Services Manager, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following: (City Attorney, Building, Public Services)
  - i. Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).
  - ii. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.
  - iii. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management

Facility Operation and Maintenance Plan. (RMC §8.30.150).

- c. All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
  - d. Site design measures for detaining run off at pre-development levels, including location and specifications of on-site or off-site detention basins, if any.
  - e. Individual lot drainage management areas including individual drainage features, such as lined drainage swales.
  - f. The developer shall prepare a Storm Water Pollutant Protection Plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.
- 2) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.
- 3) If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on

the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.

- b. All on-site standard improvements, including but not limited to:
  - i. Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants (where necessary), retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, equipment enclosures, etc.
  - ii. The final design and installation of drainage improvements within and/or along the main center driveway shall be to the satisfaction of the City Engineer.
  - iii. All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.
  - iv. To the extent possible, underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.
  - v. 'No parking' signs shall be installed along the main center driveway to the satisfaction of the City Engineer.
- c. A detailed parking lot striping plan designed per City standards, which indicates all parking spaces, aisles, entrances, and exits in substantial conformance with Exhibit A.

- d. The following special on- and off-site improvements:
- i. Rough grading, erosion control, and hydroseeding (with a drought tolerant mix of wild flowers and grasses), as deemed appropriate by the City Engineer, for all areas of the project site and/or of the adjacent undeveloped parcels that are disturbed by grading of the project but not developed.
  - ii. The outbound lane lines and the median configuration in Plaza Drive where it intersects Stanford Ranch Road shall be adjusted to the satisfaction of the City Engineer.
  - iii. A raised median in the Plaza Drive to prevent left turns into and out of the Quick Quack exit only driveway. The median shall be designed per the City's standard drawing and shall incorporate decorative paving that is consistent with or complementary to existing decorative paving in Crossroads Shopping Center to the satisfaction of the City Engineer and the Economic and Community Development Director.
- e. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:
- Recommendations for building pad and footing construction;
  - Use of soil stabilizers or other additives; and
  - Recommendations for surface drainage.
- f. Provisions for dust control, re-vegetation of disturbed areas, and erosion control, in conformance with the requirements of the City of Rocklin, including but not limited to the following (which shall be included in the project notes on the improvement plans):
- i. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction



- project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
- ii. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.
  - iii. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
  - iv. Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.
  - v. All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.
  - vi. Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
  - vii. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
  - viii. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
  - ix. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
  - x. All construction equipment shall be maintained in clean condition.
  - xi. Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers’ specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).

- xii. All exposed surfaces shall be revegetated as quickly as feasible.
  - xiii. If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
  - xiv. Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
  - xv. Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.
  - xvi. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).
  - xvii. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
  - xviii. Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
  - xix. Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.
- g. If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which

avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006).

- h. The applicant shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February - August).

If vegetation removal and/or project grading or construction activities occur during the nesting season for raptors and migratory birds (February-August), the applicant shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of development activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be valid for one construction season. Prior to the start of grading or construction activities, documentation of the survey shall be provided to the City of Rocklin Public Services Department and if the survey results are negative, no further mitigation is required and necessary tree removal may proceed. If there is a break in construction activities of more than 14 days, then subsequent surveys shall be conducted.

If the survey results are positive (active nests are found), impacts shall be avoided by the establishment of appropriate buffers. The biologist shall

consult with the California Department of Fish and Wildlife (CDFW) and the City to determine the size of an appropriate buffer area (CDFW guidelines recommend implementation of 500-foot buffers). Monitoring of the nest by a qualified biologist may be required if the activity has the potential to adversely affect an active nest.

If construction activities are scheduled to occur during the non-breeding season (September - January), a survey is not required and no further studies are necessary.

5. Improvements in the Public Right-of-Way

The applicant shall obtain an encroachment permit for all improvements within the public right-of-way. Applicant shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (PUBLIC SERVICES)

6. Landscaping

a. Final landscape plans shall be provided by the developer and approved by the Economic and Community Development Director. The landscape plans shall be in substantial conformance with the approved landscape plan (not the color renderings), including on-site and right-of-way landscaping, shall reflect the final design for the bio-retention swale, and shall comply with the following requirements: (PLANNING)

i. The landscaping plan shall be prepared by a landscape architect and shall include:

(1) A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size of plant materials.

Shrubs shall be a minimum five (5) gallon and trees a minimum of fifteen (15) gallon and meet the minimum

height specified by the American Standards for Nursery Stock.

- (2) A section diagram of proposed tree staking.
  - (3) An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
  - (4) Along the public right-of-way, the installation of shrubs on-site to screen the undercarriages of vehicles as viewed from off-site. If landscaping is not adequate to screen the vehicles parked at the vacuum stations, berming in the on-site landscape area or the construction of a low screen wall or a combination of both shall be required unless there is demonstrated conflict(s) with utilities and/or the bio-retention swale. The low screen wall, if used, shall match the screen wall at Umpqua Bank and Starbuck's.
  - (5) Provision for the shading of the parking lot spaces by shade trees planted at a minimum of one for every five parking spaces.
  - (6) Granite or moss rock boulders within the planting strips consistent with those in the existing Crossroads Shopping Center landscaping.
  - (7) The use of medium deco bark consistent with the bark used in the existing right-of-way landscaping.
- ii. The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591, et seq.
- b. The parking lot lighting plan shall be designed to accommodate shade trees and provide for illumination of the parking areas. Light standards and underground utilities shall be located such that required parking lot shade trees can still be planted. (ENGINEERING, BUILDING, PLANNING)
  - c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

- d. On-site landscaping shall be consistent with the existing landscaping in the Crossroads Shopping Center. The corner landscaping at the intersection of the Plaza Drive and Stanford Ranch Road shall be complementary to the corner landscaping across the driveway at America's Tire. (PLANNING)
- e. Landscaping in the public right-of-way shall be consistent with right-of-way landscaping along Stanford Ranch Road in front of the neighboring properties in Crossroads Shopping Center (America's Tire and Umpqua Bank). (PLANNING)

7. Landscaping Maintenance Agreement

Prior to issuance of the Certificate of Occupancy, the property owner shall enter into an agreement with the City of Rocklin providing for the maintenance of the irrigation system and the landscaping within the public right-of-way along Stanford Ranch Road. The agreement shall also indemnify the City against claims arising from developer's activities and shall be recorded and binding on successors in interest of the developer. (ENGINEERING / PUBLIC SERVICES)

8. Lighting

- a. All exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties. Decorative lighting fixtures to match those used in the Crossroads Shopping Center shall be used and mounted such that all light is projected directly toward the ground. Light poles shall be a maximum of 20 feet in height as measured from grade to the top of the light. The lighting design plan shall be approved by the Director of Economic and Community Development for compliance with this condition. (PLANNING)
- b. All cove lighting on the building and under canopy lighting on the vacuum station canopy shall be recess mounted into the architecture of the structure (e.g. within the canopy roof) and, if necessary, equipped with deflectors and/or shields so that the light source (i.e. bulb) is not visible from the adjacent public rights-of-way. (PLANNING)

9. Design

- a. The site plan shall show the ADA pedestrian ramp consistent with the civil and landscape plans. (PLANNING)

- b. The back or rear of any parapet wall that may be visible from an adjacent right-of-way or property shall be painted the same color as the front of the parapet wall to provide a more finished appearance. (PLANNING)

10. Signs

All signs shall conform to the Sign Ordinance and the Design Review Guidelines of the City of Rocklin and the sign design(s) and location(s) as shown on Exhibit A, except as modified herein. (PLANNING)

- a. All building mounted signage shall consist of individual internally illuminated or halo illuminated letters and logos or of contour cabinet(s) with an opaque background such that the background does not illuminate.
- b. No illuminated signage shall be allowed on the south building wall that faces the adjacent residentially zoned site (Stanford Terrace Condominiums).

11. Screening of Mechanical Equipment

- a. All mechanical equipment, whether ground- or roof-mounted shall be screened from view from all public rights of way to the satisfaction of the Economic and Community Development Director. The design of the screening shall be in harmony with the architectural design of the building. (PLANNING)
- b. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been moved as far as possible from the public right-of-way. (PLANNING)

12. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the developer shall execute an Indemnity Agreement, approved by the City Attorney’s Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City’s planning commission or City Council, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless

waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

13. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent conditional use permit, U2015-0009, has been approved. (PLANNING)

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the following roll call vote:

- AYES: Commissioners:
- NOES: Commissioners:
- ABSENT: Commissioners:
- ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\Quick Quack Car Wash\Meeting Packets\04 Quick Quack Car Wash PC Reso DR2015-0016 - final.doc



EXHIBIT A

Quick Quack Car Wash / DR2015-0019

Available at the Economic & Community Development Department, Planning Division

**EXHIBIT A**  
**DR2015-0016**

NEW FACILITY FOR  
**Quick  
 Quack  
 Car Wash**  
 STANFORD RANCH RD.  
 ROCKLIN, CA  
 PORTION OF  
 APN 017-400-023  
**STORE #614**

**OVERALL  
 SITE PLAN**

DATE 09.09.2015  
 PROJECT NO 15028

REVISIONS

NO	DATE	DESCRIPTION:
11-23-15		Revision No. 01
06-23-16		Revision No. 02
08-03-16		Revision No. 03

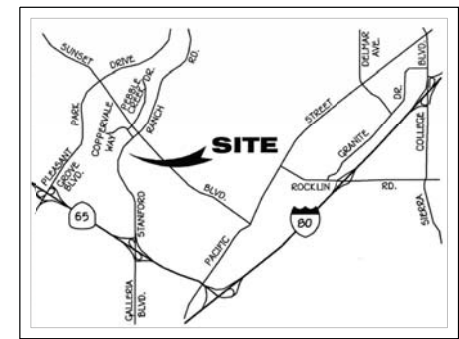
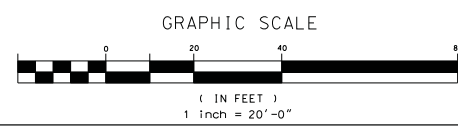
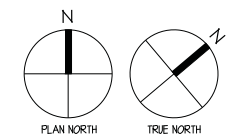
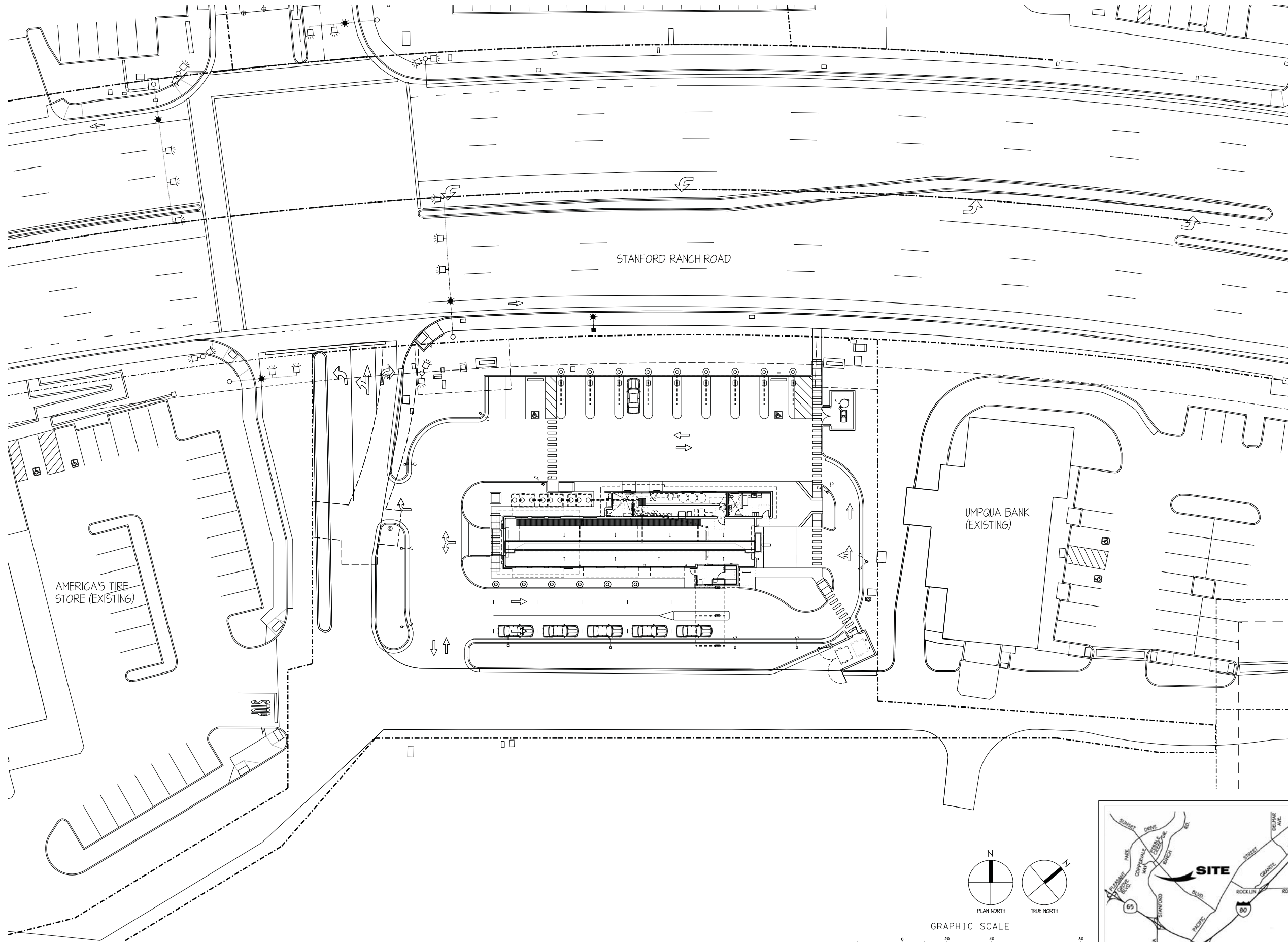
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SEAL

SHEET NUMBER

**Agenda Item #7.c.**

**A0**



**OVERALL STE PLAN** SCALE: 1"=20'-0" 01

NEW FACILITY FOR

Quick  
Quack  
Car Wash

STANFORD RANCH RD.  
ROCKLIN, CA

PORTION OF  
APN 017-400-023

STORE #614

SITE PLAN

DATE 09.09.2015  
PROJECT NO 15028

REVISIONS

NO	DATE	DESCRIPTION:
11-23-15		Revision No. 01
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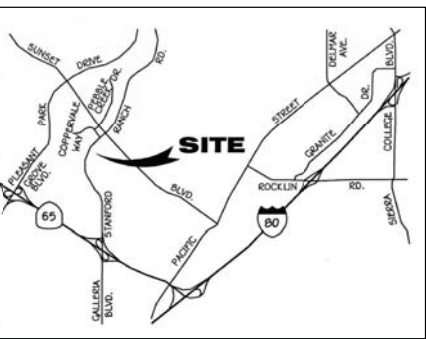
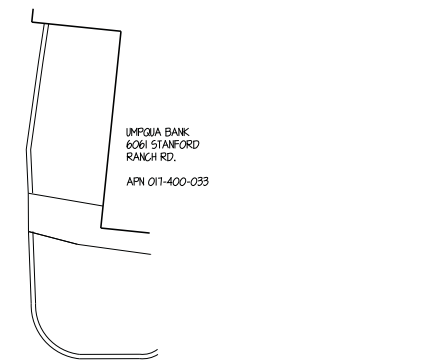
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SHEET NUMBER

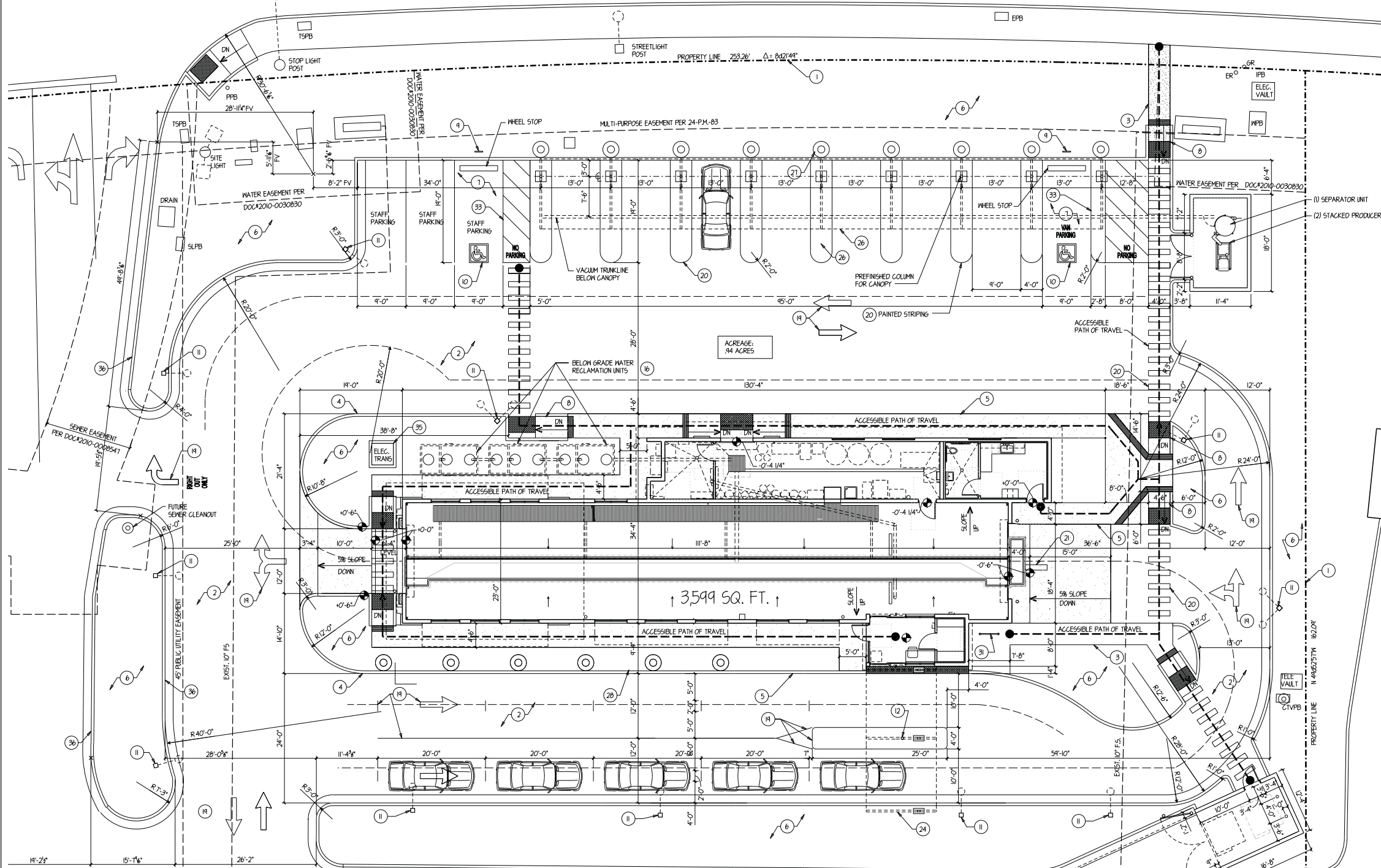
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- SHEET NOTES**
- PROPERTY LINE
  - ASPHALT PAVING- SEE CIVIL DRAWINGS
  - CONCRETE WALKWAY- SEE CIVIL DRAWINGS
  - CONCRETE CURB- SEE CIVIL DRAWINGS
  - CONCRETE WALKWAY WITH TURNDOWN CURB- SEE CIVIL DRAWINGS
  - PLANTER AREA- SEE LANDSCAPE DRAWINGS
  - ACCESSIBLE STALL AND ACCESSIBLE AISLE- SEE CIVIL DRAWINGS
  - ACCESSIBLE RAMP- SEE CIVIL DRAWINGS
  - ACCESSIBLE PARKING SIGN- SEE CIVIL DRAWINGS
  - ACCESSIBLE PARKING SPACE IDENTIFICATION- SEE CIVIL DRAWINGS
  - NEW 18'-0" HIGH LIGHT POLE
  - PAINTED BOLLARD
  - NOT USED
  - EXISTING TRANSFORMER- SEE ELECTRICAL DRAWINGS
  - NOT USED
  - UNDERGROUND RECYCLE WATER TANKS- SEE CIVIL ENGINEERING
  - NOT USED
  - NOT USED
  - PROVIDE LANE DIVIDERS AND DIRECTIONAL ARROWS AT ALL ENTRANCES
  - YELLOW PAINT STRIPING- SEE CIVIL DRAWINGS
  - 12" WIDE X 48" LONG WHITE PAINT STRIPING LEADING TO CORRELATOR
  - NOT USED
  - NOT USED
  - CURVED PAY STATION CANOPY (BY CONTRACTOR)
  - NOT USED
  - VACUUM SHADE CANOPY (BY CONTRACTOR)
  - TRASH / HOSE HOLDER (OF C.I.)
  - PLANTERS (OF C.I.)
  - NOT USED
  - NOT USED
  - BIKE RACK- (3) LOOPS- 43" L x 2 1/2" M x 34" H
  - NOT USED
  - BLUE PAINT BORDER STRIPING
  - NOT USED
  - TRANSFORMER- SEE ELECTRICAL DRAWINGS
  - CONCRETE CURB AND GUTTER- SEE CIVIL DRAWINGS
  - NOT USED
  - CONCRETE ISLAND- SEE CIVIL DRAWINGS

- GENERAL NOTES**
- SEE CIVIL LANDSCAPE AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
  - PROTECT ALL EXISTING ADJACENT CONSTRUCTION NOT INDICATED TO BE REMOVED. CONTRACTOR TO REPLACE OR REPAIR DAMAGED ITEMS TO LIKE NEW CONDITION



SITE PLAN SCALE: 1" = 10'-0" 01



**PROJECT NOTES**

OWNER J. WALTERS CONSTRUCTION CO., INC (OWNER REPRESENTATIVE) 2480 E. NORTHERN AVENUE, SUITE A, PHOENIX, AZ 85028	GENERAL PLAN DESIGNATION ZONING DESIGNATION ASSESSORS PARCEL NUMBERS (S) LAND AREA BUILDING AREA PARKING CALCULATIONS	EXISTING: RC PROPOSED: RC EXISTING: PD-C PROPOSED: PD-C APN 017-400-023 44 ACRES (41,006 SQ. FT.) 3586 SQ. FT. NO SPECIFIC REQUIREMENTS FOR THIS BUILDING TYPE
DEVELOPER J. WALTERS CONSTRUCTION CO., INC 2480 E. NORTHERN AVENUE, SUITE A, PHOENIX, AZ 85028		
ENGINEER / ARCHITECT ADW ARCHITECTS, PA (ARCHITECT) 101 W. WORTHINGTON AVE., SUITE 270, CHARLOTTE, NC 28203 BURRELL CONSULTING GROUP, INC (CIVIL ENGINEER) 1001 ENTERPRISE HWY., SUITE 100, ROSEVILLE, CA 95678		
SERVICE PROVIDERS SEWER DISTRICT WATER DISTRICT DRAINAGE DISTRICT ELECTRICAL DISTRICT TELEPHONE DISTRICT GAS DISTRICT	SOUTH PLACER MUNICIPAL UTILITY DISTRICT PLACER COUNTY WATER AGENCY CITY OF ROCKLIN PACIFIC GAS & ELECTRIC AT&T TELEPHONE PACIFIC GAS & ELECTRIC	

Packet Pg. 53

NEW FACILITY FOR

**Quick  
Quack  
Car Wash**

STANFORD RANCH RD.  
ROCKLIN, CA

PORTION OF  
APN 017-400-023

STORE #614

FLOOR & REFLECTED CEILING PLANS

DATE 09.09.2015  
PROJECT NO 15028

REVISIONS  
NO DATE DESCRIPTION:  
06-23-16 Revision No. 02

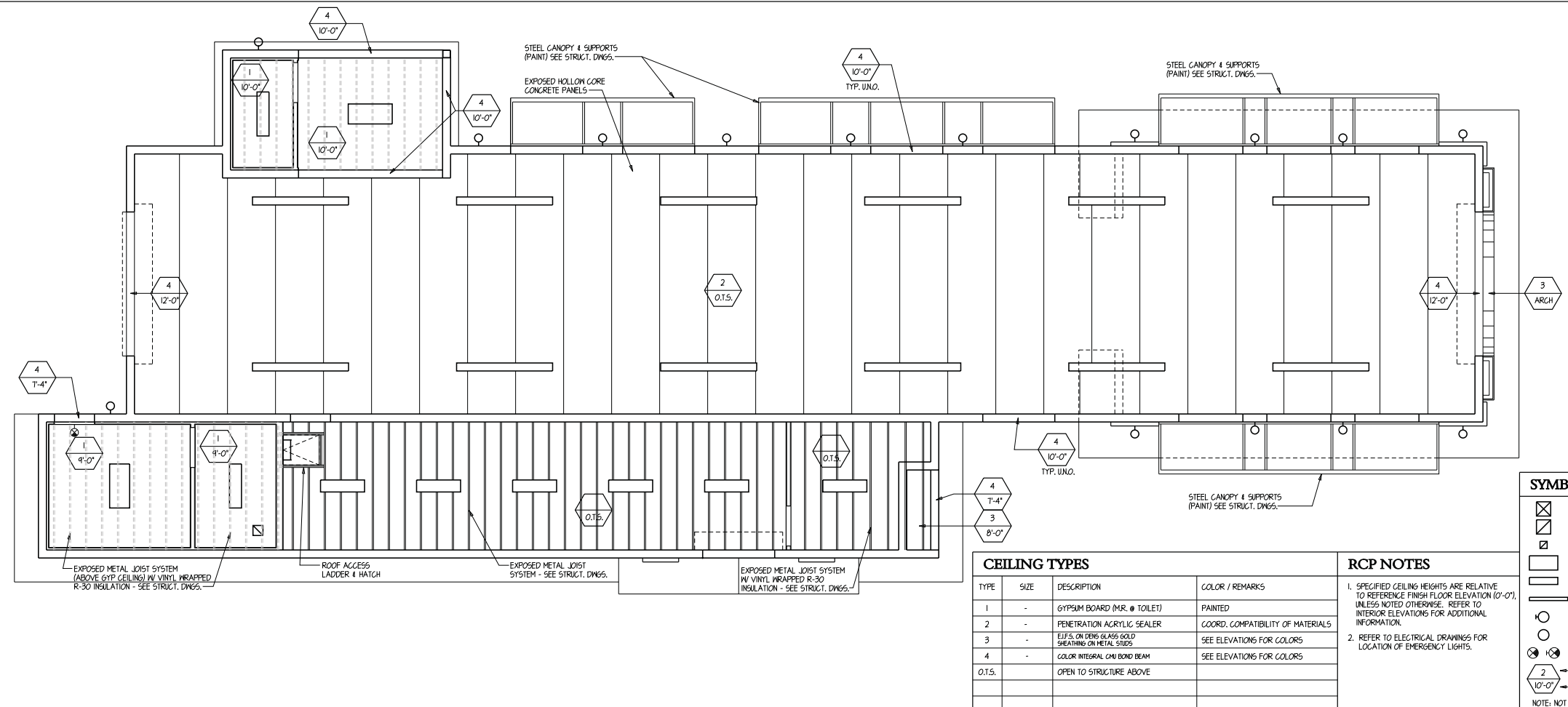
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SEAL

SHEET NUMBER

Agenda Item #7.c.

A1

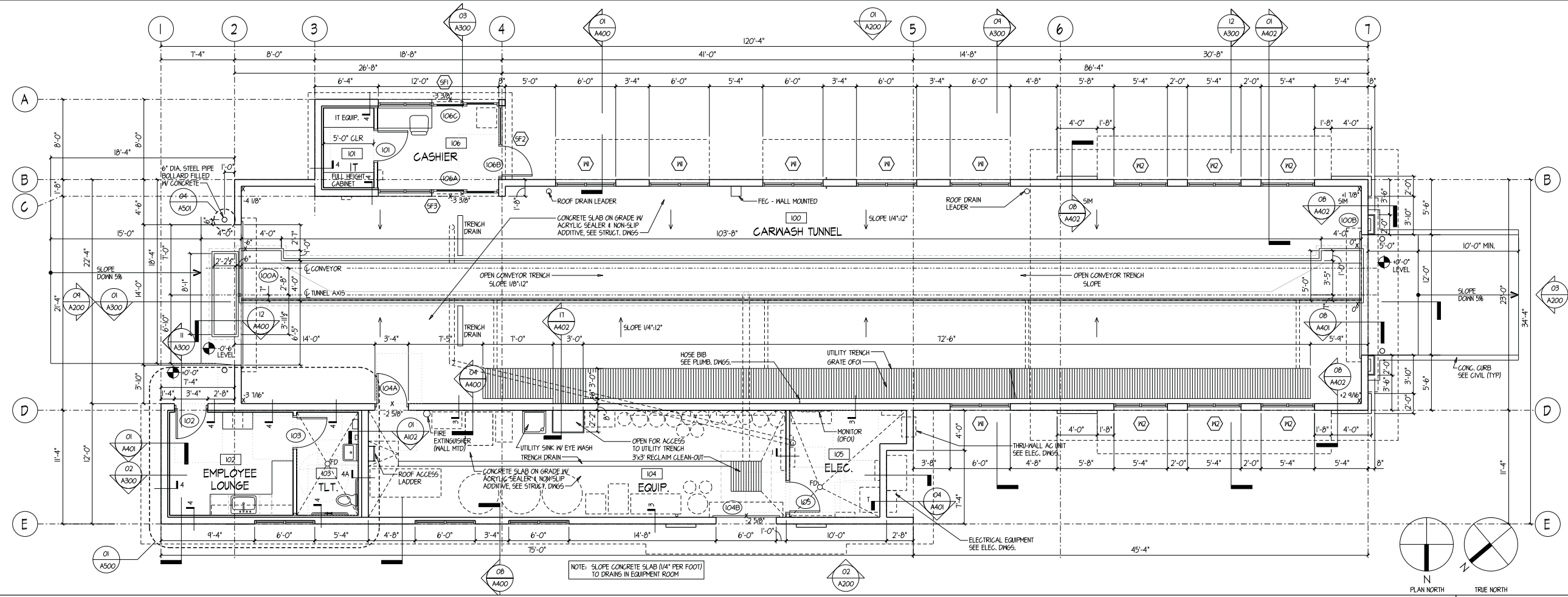


TYPE	SIZE	DESCRIPTION	COLOR / REMARKS
1	-	GYP(SUM BOARD (MR. TOILET)	PAINTED
2	-	PENETRATION ACRYLIC SEALER	COORD. COMPATIBILITY OF MATERIALS
3	-	EJFS ON DRG SLABS GOLD SHEATHING ON METAL STUDS	SEE ELEVATIONS FOR COLORS
4	-	COLOR INTEGRAL CMU BOND BEAM	SEE ELEVATIONS FOR COLORS
O.T.S.	-	OPEN TO STRUCTURE ABOVE	

- RCP NOTES**
- SPECIFIED CEILING HEIGHTS ARE RELATIVE TO REFERENCE FINISH FLOOR ELEVATION (0'-0"), UNLESS NOTED OTHERWISE. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
  - REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF EMERGENCY LIGHTS.

- SYMBOL LEGEND**
- ☒ SQUARE CEILING DIFFUSER
  - ☒ EXHAUST OR RETURN GRILLE
  - ☒ EXHAUST FAN
  - ☒ 2' X 4' FLUORESCENT LIGHTING FIXTURE
  - ☒ 1' X 4' FLUORESCENT LIGHTING FIXTURE
  - ☒ 8' SURFACE MOUNTED HUNG FLUORESCENT STRIP
  - WALL MOUNTED LIGHTING FIXTURE
  - CEILING MOUNTED LIGHTING FIXTURE
  - EXIT LIGHT, CEILING AND WALL MOUNTED RESPECTIVELY, SHADING INDICATES FACE
  - CEILING TYPE
  - CEILING ELEVATION
- NOTE: NOT ALL SYMBOLS MAY BE USED ON THIS PROJECT

REFLECTED CEILING PLAN SCALE: 3/16" = 1'-0" 02



FLOOR PLAN SCALE: 3/16" = 1'-0" 01

Packet Pg. 54



NEW FACILITY FOR

# Quick Quack Car Wash

STANFORD RANCH RD.  
ROCKLIN, CA

PORTION OF  
APN 017-400-023

STORE #614

## ROOF PLANS & DETAILS

DATE 09.09.2015  
PROJECT NO 15028

REVISIONS		
NO	DATE	DESCRIPTION
11-23-15		Revision No. 01
06-23-16		Revision No. 02

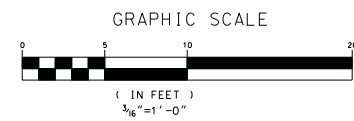
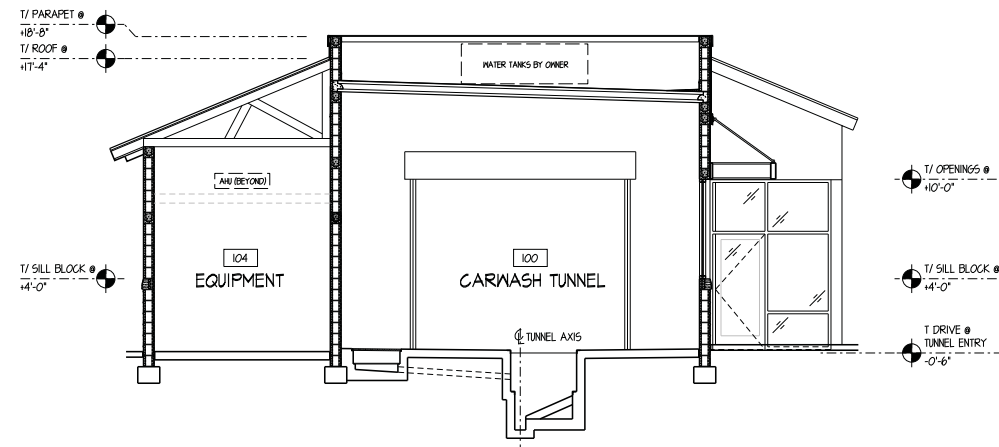
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SEAL

SHEET NUMBER

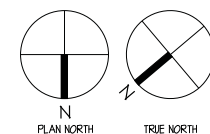
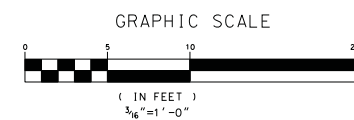
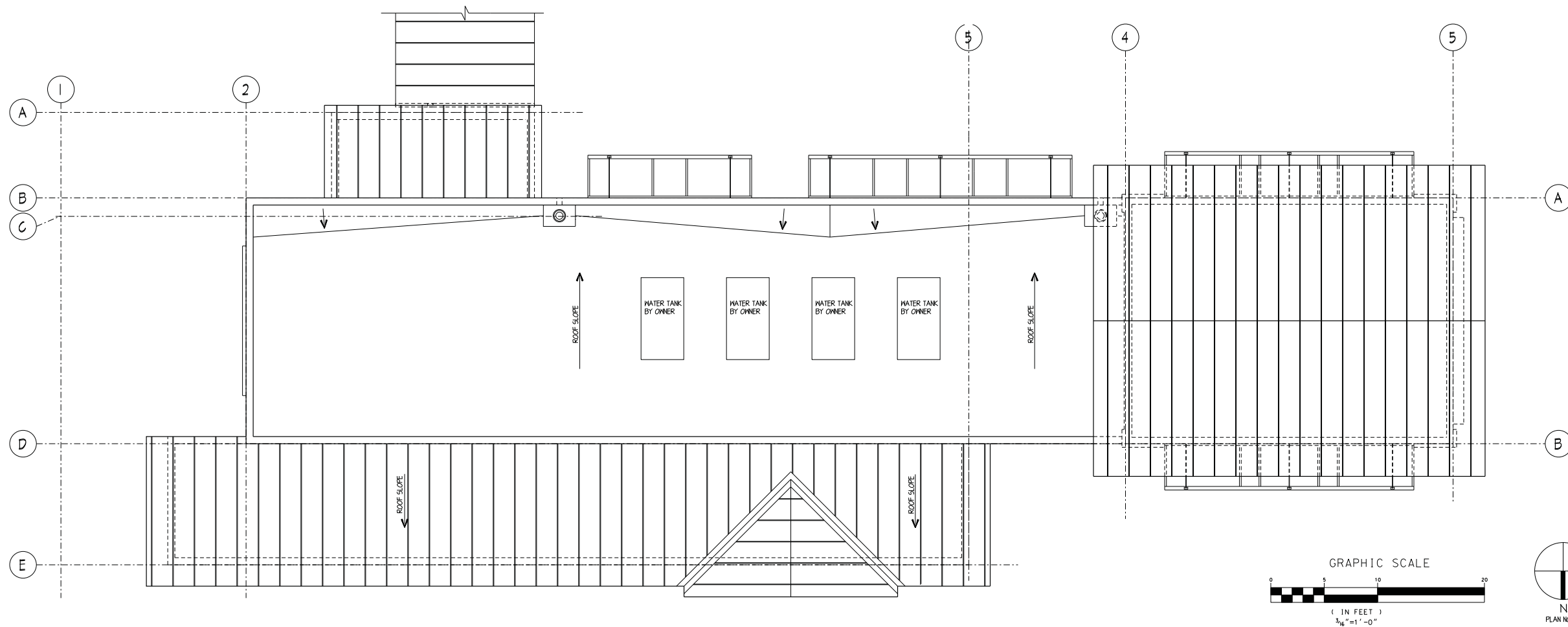
Agenda Item #7.c.

A1



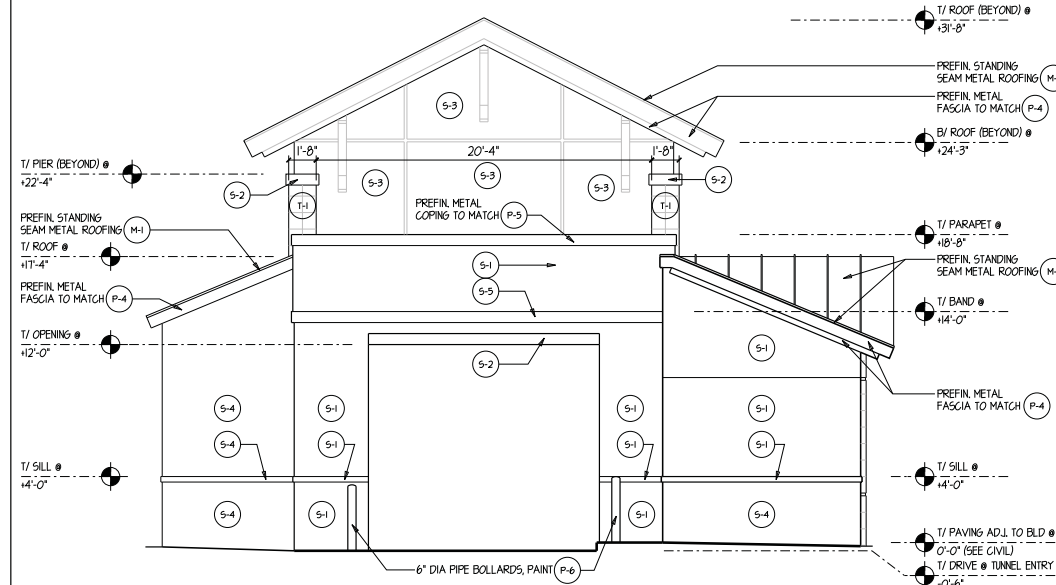
**BUILDING SECTION** SCALE: 3/16" = 1'-0" 07

NOT USED SCALE: 02

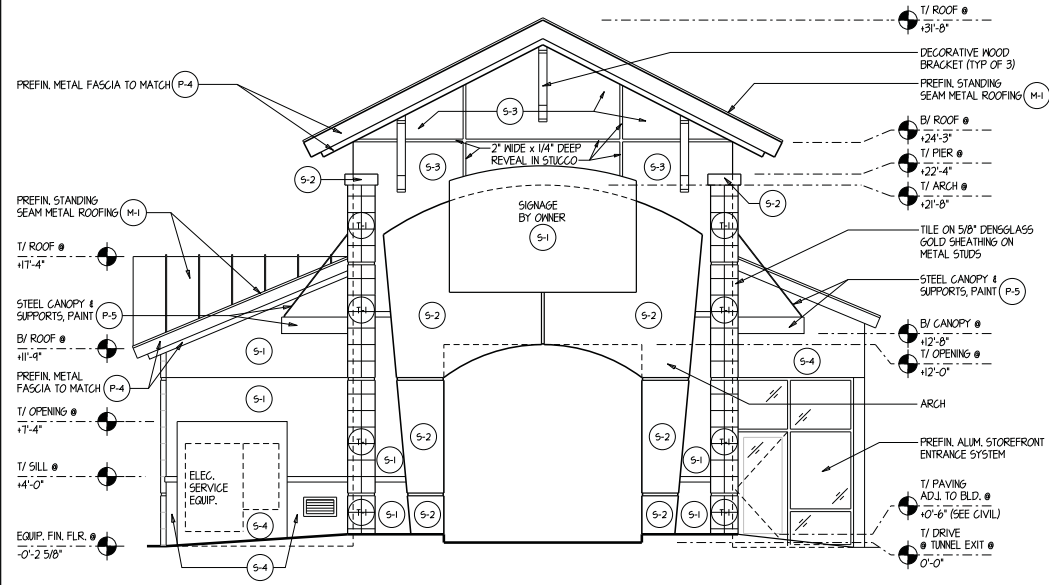


**ROOF PLAN** SCALE: 3/16" = 1'-0" 01

EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
T-1	STONE TILE	'GOLDEN GATE BLEND' 12" x 12" STONE TILE BY ARIZONA TILE
S-1	STUCCO	MATCH SN 1013 'IVORY LACE' - BY SHERWIN WILLIAMS
S-2	STUCCO	MATCH SN 1679 'GOLDEN GATE' - BY SHERWIN WILLIAMS
S-3	STUCCO	MATCH SN 0033 'REBRANDT RUBY' - BY SHERWIN WILLIAMS
S-4	STUCCO	MATCH SN 6108 'LATTICE' - BY SHERWIN WILLIAMS
S-5	STUCCO	MATCH SN 6755 'STARBOARD' - BY SHERWIN WILLIAMS
P-1	PAINT	SHERWIN WILLIAMS - SN 1013 'IVORY LACE'
P-4	PAINT	SHERWIN WILLIAMS - SN 6108 'LATTICE'
P-5	PAINT	SHERWIN WILLIAMS - SN 6755 'STARBOARD'
P-6	PAINT	SHERWIN WILLIAMS - SN 6103 'CHEERFUL'
M-1	STANDING SEAM ROOFING	MATCH SN 6755 'STARBOARD' - BY SHERWIN WILLIAMS



EAST ELEVATION (VIEW FROM UMPQUA BANK) SCALE: 3/16" = 1'-0" 09



WEST ELEVATION (VIEW FROM AMERICA'S TIRE) SCALE: 3/16" = 1'-0" 03

NEW FACILITY FOR

# Quick Quack Car Wash

STANFORD RANCH RD.  
ROCKLIN, CA

PORTION OF  
APN 017-400-023

STORE #614

## EXTERIOR ELEVATIONS

DATE 09.09.2015

PROJECT NO 15028

REVISIONS  
NO DATE DESCRIPTION:  
06.23.16 REVISION NO. 2

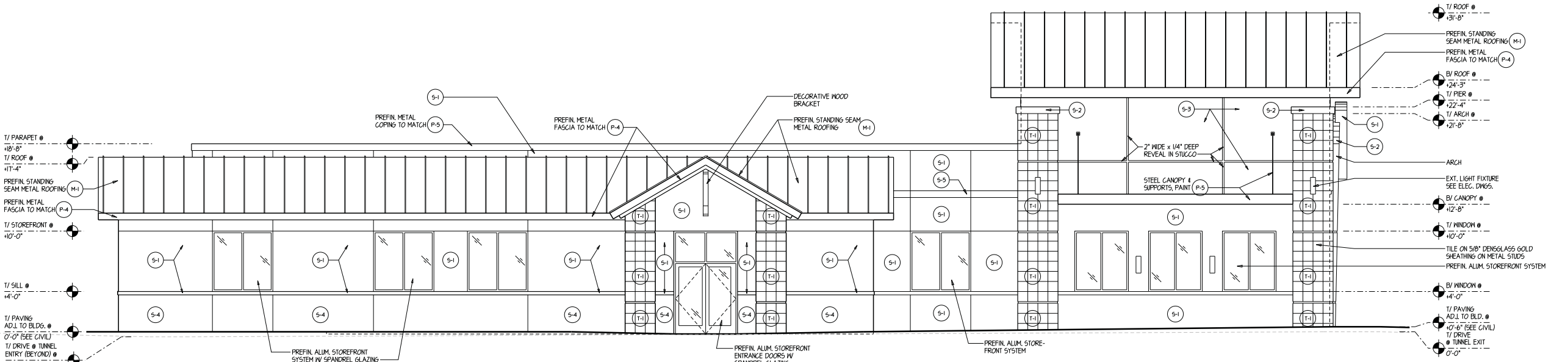
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SEAL

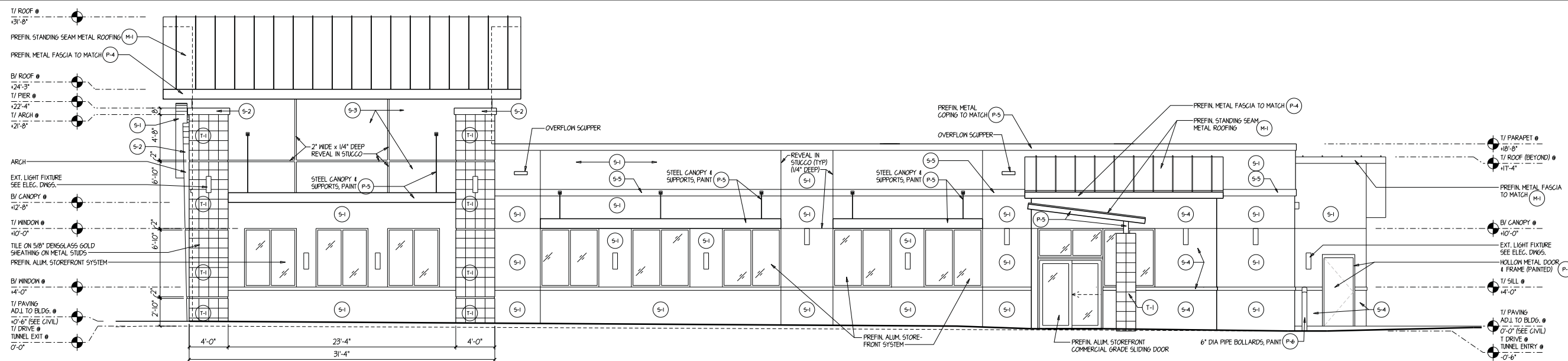
SHEET NUMBER

A2

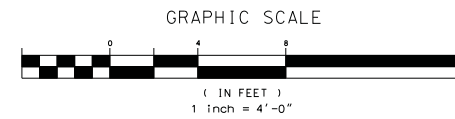
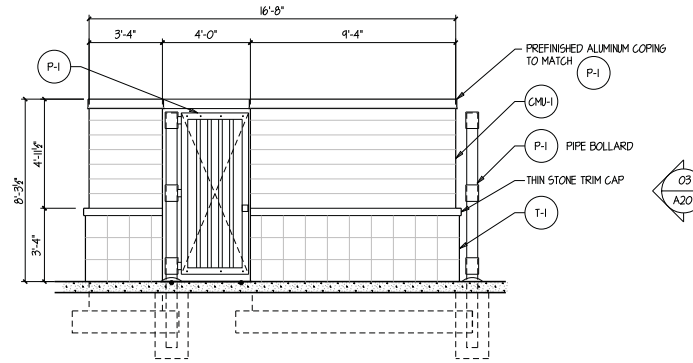
Agenda Item #7.c.



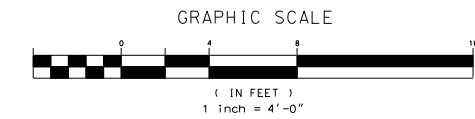
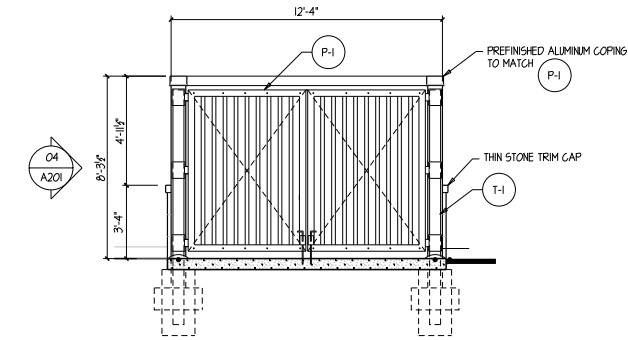
NORTH ELEVATION (VIEW FROM STANFORD RANCH ROAD) SCALE: 3/16" = 1'-0" 02



SOUTH ELEVATION (VIEW FROM FUTURE MULTI-FAMILY) SCALE: 3/16" = 1'-0" 01



VIEW FROM STANFORD RANCH ROAD (AT ANGLE)



DUMPSTER ELEVATION- FRONT

NOT USED

SCALE:

05

DUMPSTER ELEVATION- SIDE

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

04

DUMPSTER ELEVATION- FRONT

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

NEW FACILITY FOR

# Quick Quack Car Wash

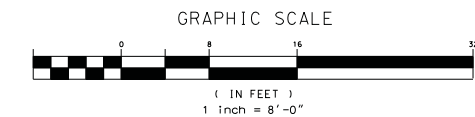
STANFORD RANCH RD.  
ROCKLIN, CA

PORTION OF  
APN 017-400-023

STORE #614

## CANOPY ELEVATION

EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
T-1	STONE TILE	"GOLDEN GATE BLEND" 12" x 12" STONE TILE BY ARIZONA TILE
S-1	STUCCO	MATCH SW 1013 "IVORY LACE" - BY SHERWIN WILLIAMS
S-2	STUCCO	MATCH SW 1679 "GOLDEN GATE" - BY SHERWIN WILLIAMS
S-3	STUCCO	MATCH SW 0033 "REMERANDT RUBY" - BY SHERWIN WILLIAMS
S-4	STUCCO	MATCH SW 6108 "LATTIE" - BY SHERWIN WILLIAMS
S-5	STUCCO	MATCH SW 6155 "STARBOARD" - BY SHERWIN WILLIAMS
P-1	PAINT	SHERWIN WILLIAMS - SW 1013 "IVORY LACE"
P-4	PAINT	SHERWIN WILLIAMS - SW 6108 "LATTIE"
P-5	PAINT	SHERWIN WILLIAMS - SW 6155 "STARBOARD"
P-6	PAINT	SHERWIN WILLIAMS - SW 6403 "CHEERFUL"
M-1	STANDING SEAM ROOFING	MATCH SW 6155 "STARBOARD" - BY SHERWIN WILLIAMS



CANOPY ELEVATION

SCALE: 1/8"=1'-0"

02

DATE 09.09.2015  
PROJECT NO 15028

REVISIONS		
NO	DATE	DESCRIPTION:
11.23.15		REVISION NO. 1
06.23.16		REVISION NO. 2

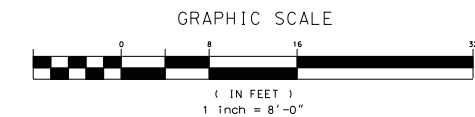
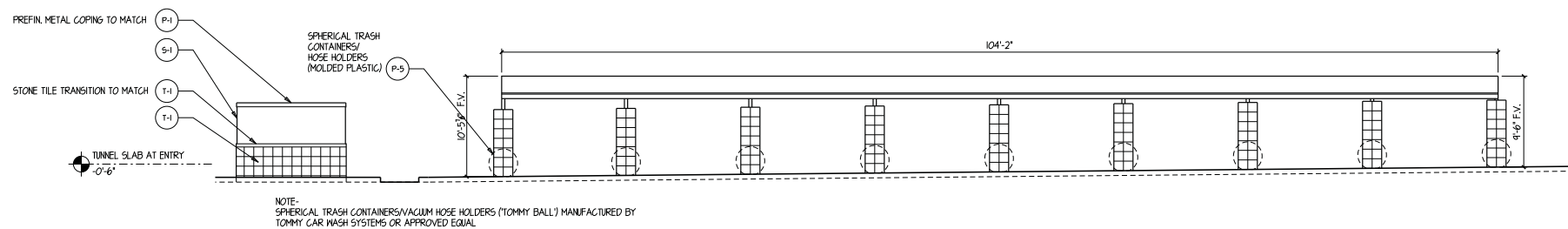
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Agenda Item #7.c.

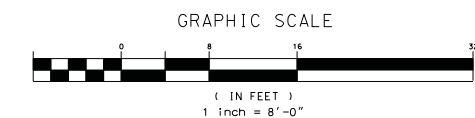
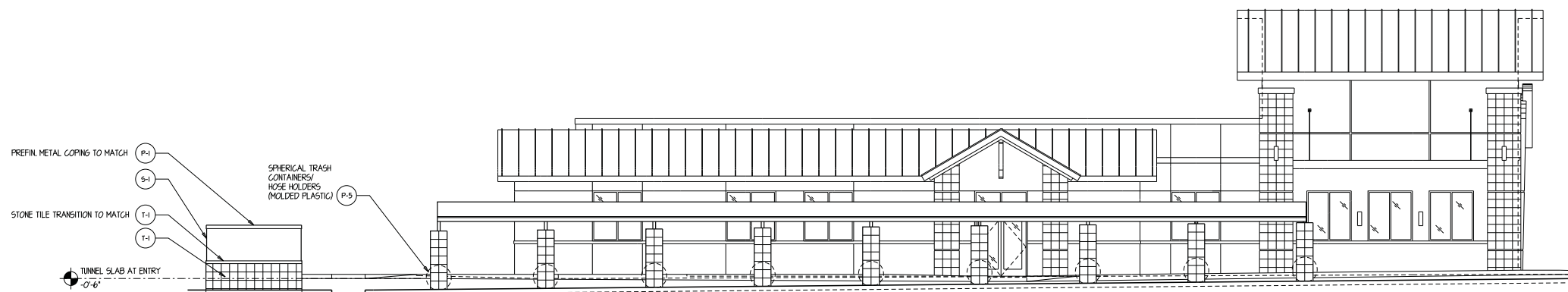
A2



CANOPY ELEVATION

SCALE: 1/8"=1'-0"

02



CANOPY ELEVATION (VIEW FROM STANFORD RANCH ROAD)

SCALE: 1/8"=1'-0"

01

NEW FACILITY FOR

# Quick Quack Car Wash

STANFORD RANCH RD.  
ROCKLIN, CA

PORTION OF  
APN 017-400-023

STORE #614

EXTERIOR  
ELEVATIONS

DATE 09.09.2015  
PROJECT NO 15028

REVISIONS  
NO DATE DESCRIPTION:  
8-03-16 Revision No. 03

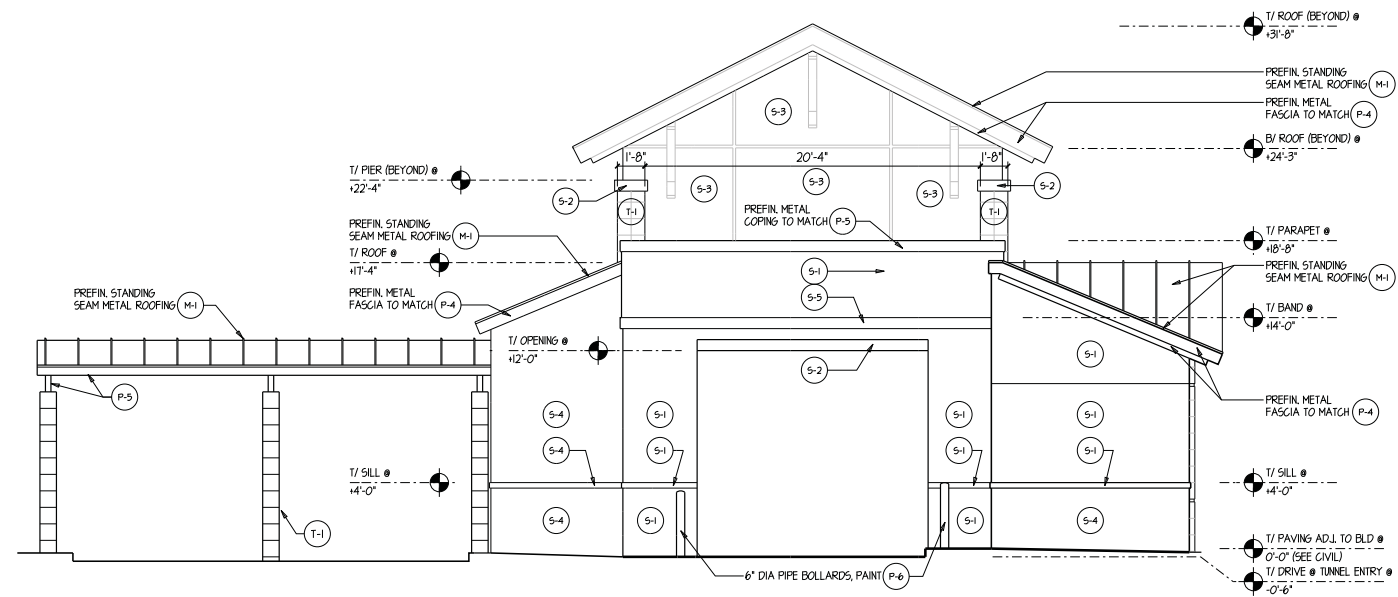
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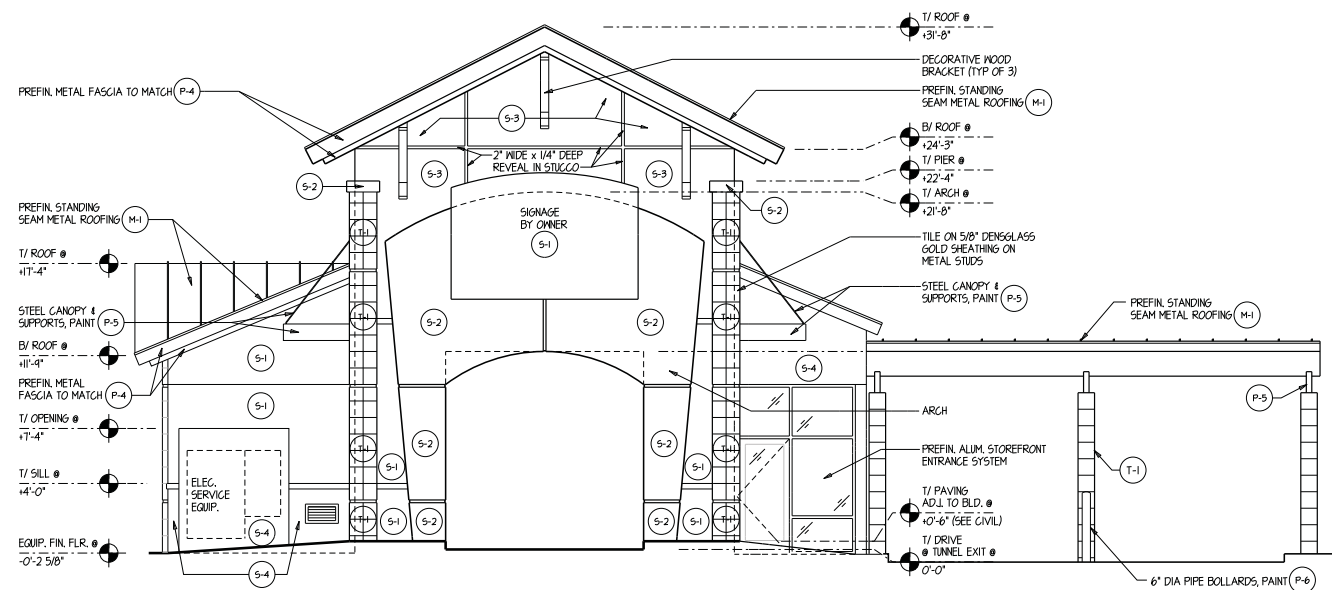
SHEET NUMBER

Agenda Item #7.c.

A2



EAST ELEVATION (VIEW FROM UMPQUA BANK) SCALE: 3/16"=1'-0" 02



WEST ELEVATION (VIEW FROM AMERICA'S TIRE) SCALE: 3/16"=1'-0" 01

EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
T-1	STONE TILE	"GOLDEN GATE BLEND" 12" x 12" STONE TILE BY ARIZONA TILE
S-1	STUCCO	MATCH SN 1013 "IVORY LACE" - BY SHERWIN WILLIAMS
S-2	STUCCO	MATCH SN 1619 "GOLDEN GATE" - BY SHERWIN WILLIAMS
S-3	STUCCO	MATCH SN 0033 "REMERANDT RUBY" - BY SHERWIN WILLIAMS
S-4	STUCCO	MATCH SN 6108 "LATTIE" - BY SHERWIN WILLIAMS
S-5	STUCCO	MATCH SN 6155 "STARBOARD" - BY SHERWIN WILLIAMS
P-1	PAINT	SHERWIN WILLIAMS - SN 1013 "IVORY LACE"
P-4	PAINT	SHERWIN WILLIAMS - SN 6108 "LATTIE"
P-5	PAINT	SHERWIN WILLIAMS - SN 6155 "STARBOARD"
P-6	PAINT	SHERWIN WILLIAMS - SN 6403 "CHEERFUL"
M-1	STANDING SEAM ROOFING	MATCH SN 6155 "STARBOARD" - BY SHERWIN WILLIAMS





VRETTOS PAPPAS  
CONSULTING ENGINEERS, P.A.  
PO BOX 31847, Charlotte, NC 28231  
1414C South Tryon,  
Charlotte, NC 28203  
704.372.7755  
www.vpce.com

NEW FACILITY FOR

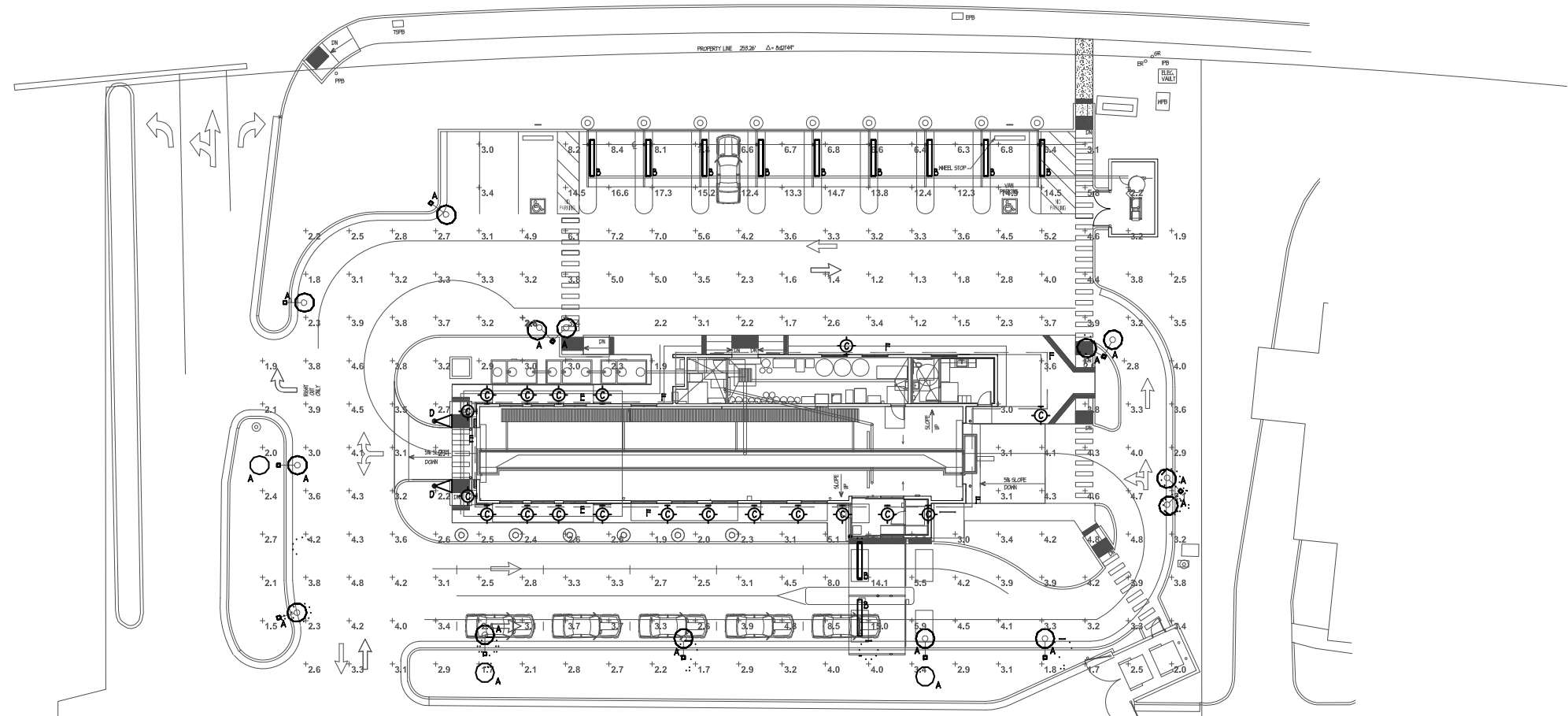
# Quick Quack Car Wash

ROCKLIN, CA

## SITE PHOTOMETRIC PLAN

DATE 08.21.2015  
PROJECT NO 15028

REVISIONS  
NO DATE DESCRIPTION:  
A 06-23-16 REVISION #2



1 SITE PHOTOMETRIC PLAN  
ES1 1/16" = 1' - 0"

STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
CALC ZONE #1	+	4.3 FC	17.3 FC	1.2 FC	14.4:1	3.6:1

LIGHTING FIXTURE SCHEDULE							
SYMBOL OR TAG LETTER	MANUF.	CATALOG NUMBER	LAMP DATA		WATTS	MOUNTING	DESCRIPTION
			NO.	TYPE			
A	ARCHITECTURAL AREA LIGHTING	UCL-9R-BEL-T3-56LED-4K-450-SLA20	LED	LED	84	POLE	18' POLE LIGHT FIXTURE. REFER TO FIXTURE SCHEDULE NOTES.
B	646 LIGHTING	WP4-C56-3L-40K	LED	LED	40	SURFACE	LED CONDUIT STYLE WET LOCATION LINEAR LUMINAIRE. REFER TO FIXTURE SCHEDULE NOTES.
C	VISA LIGHTING	OW2200	LED	LED	80	SURFACE	EXTERIOR WALL SCONCE FIXTURE. REFER TO FIXTURE SCHEDULE NOTES.
D	FOCUS INDUSTRIES	SL-20-MD-120	LED	LED	21	GROUND	EXTERIOR GROUND MOUNTED UPLIGHT FIXTURE. REFER TO FIXTURE SCHEDULE NOTES.
E	LEDNEON FLEX	VIVID WAVE	LED	LED	2.2W/FT	SURFACE	EXTERIOR LED LIGHT TAPE. REFER TO FIXTURE SCHEDULE NOTES.
F	CREE	LS8	LED	LED	80	SURFACE	EXTERIOR LED COVE LIGHT. FIELD COORDINATE EXACT LENGTH. REFER TO FIXTURE SCHEDULE NOTES.

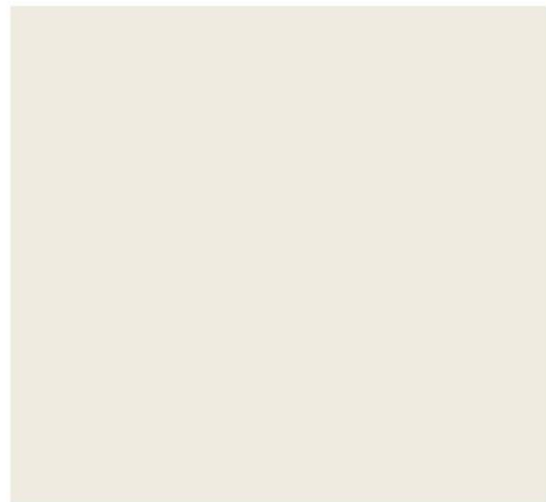
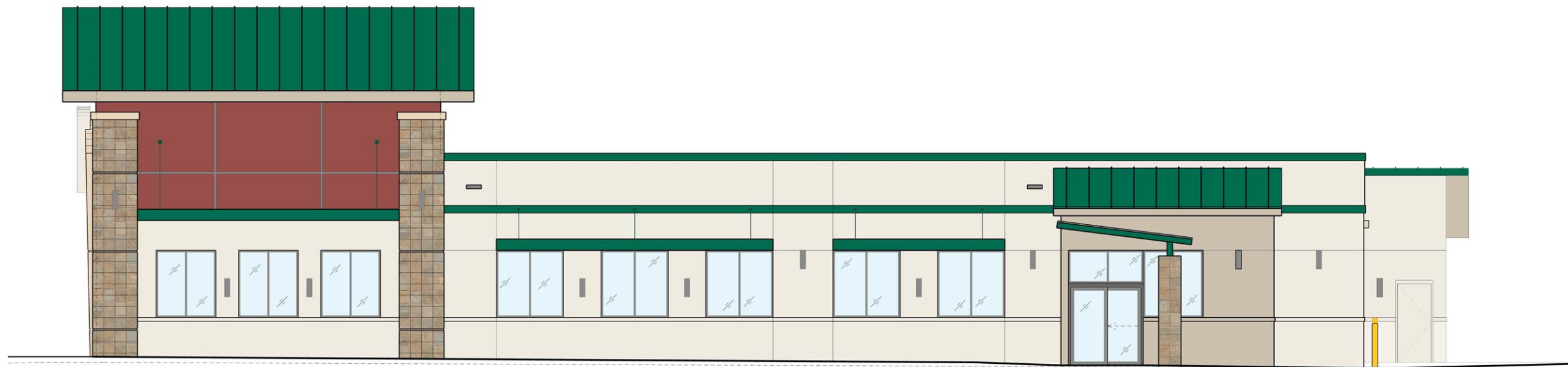
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SEAL 06.23.16

ES1

SHEET NUMBER



P-1

P-4

P-5, M1

P-6

T-1

**EXTERIOR FINISH SCHEDULE**

LABEL	MATERIAL	COLOR / MANUFACTURER
T-1	STONE TILE	"GOLDEN GATE BLEND" 12" x 12" STONE TILE BY ARIZONA TILE
S-1	STUCCO	MATCH SW 7013 "IVORY LACE" - BY SHERWIN WILLIAMS
S-2	STUCCO	MATCH SW 7679 "GOLDEN GATE" - BY SHERWIN WILLIAMS
S-3	STUCCO	MATCH SW 0033 "REMBRANDT RUBY" - BY SHERWIN WILLIAMS
S-4	STUCCO	MATCH SW 6108 "LATTE" - BY SHERWIN WILLIAMS
S-5	STUCCO	MATCH SW 6755 "STARBOARD" - BY SHERWIN WILLIAMS
P-1	PAINT	SHERWIN WILLIAMS - SW 7013 "IVORY LACE"
P-4	PAINT	SHERWIN WILLIAMS - SW 6108 "LATTE"
P-5	PAINT	SHERWIN WILLIAMS - SW 6755 "STARBOARD"
P-6	PAINT	SHERWIN WILLIAMS - SW 6903 "CHEERFUL"
M-1	STANDING SEAM ROOFING	MATCH SW 6755 "STARBOARD" - BY SHERWIN WILLIAMS



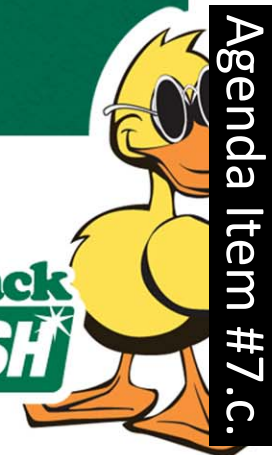
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S-2

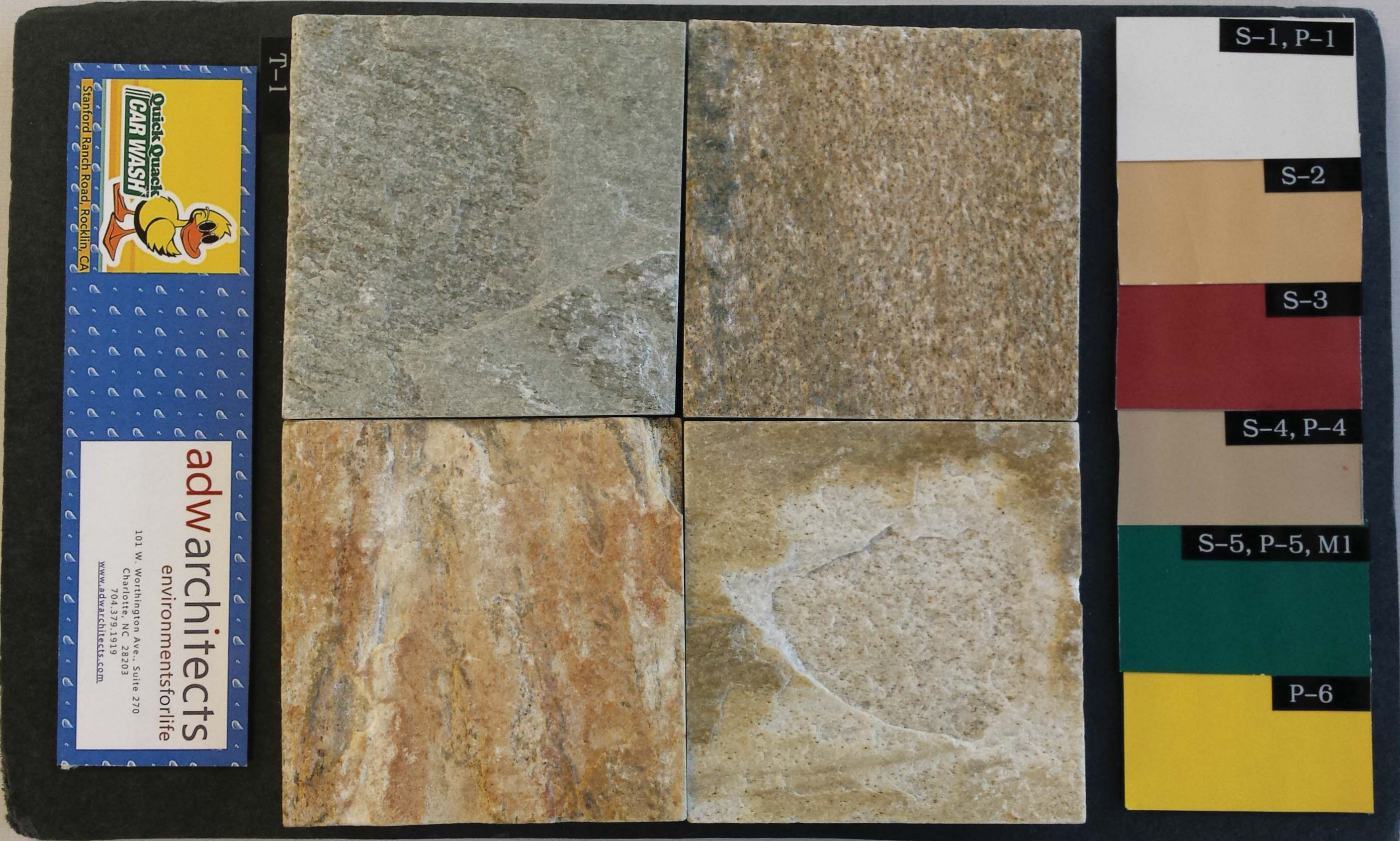
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S-4

S-5







S-1, P-1

S-2

S-3

S-4, P-4

S-5, P-5, M1

P-6

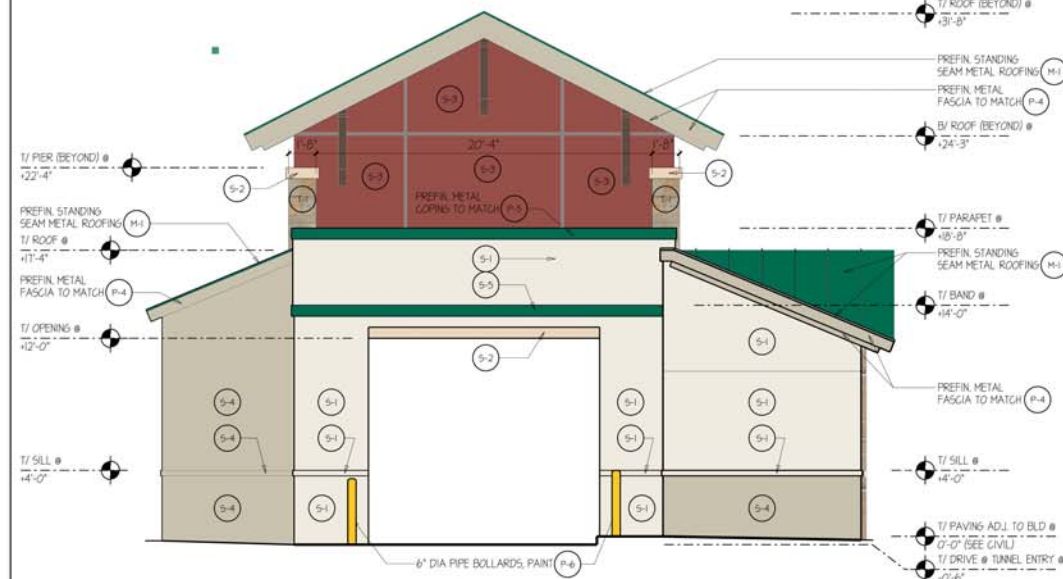
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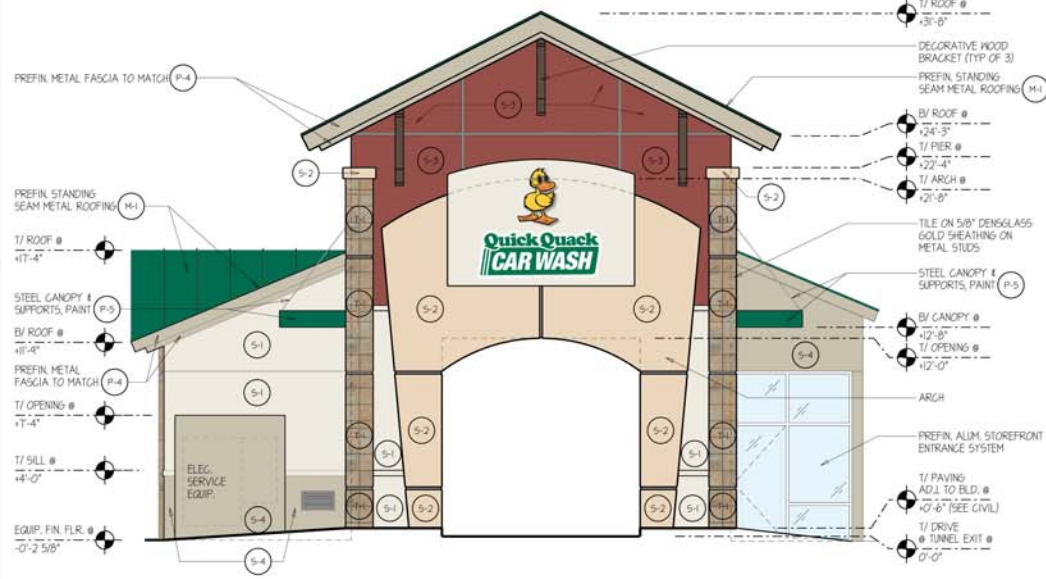
**adw architects**  
environmentsforlife  
101 W. Worthington Ave., Suite 270  
Charlotte, NC 28203  
704.379.1919  
[www.adwarchitects.com](http://www.adwarchitects.com)



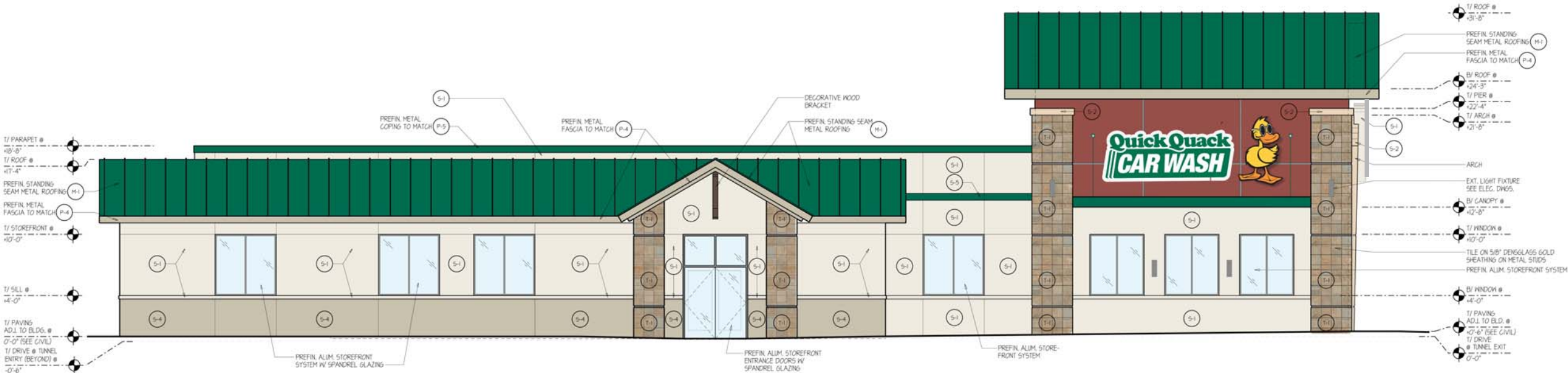
LABEL	MATERIAL	COLOR / MANUFACTURER
T-1	STONE TILE	'GOLDEN GATE BLEND' 12" x 12" STONE TILE BY ARIZONA TILE
S-1	STUCCO	MATCH SK 1013 'IVORY LACE' - BY SHERVIN WILLIAMS
S-2	STUCCO	MATCH SK 1674 'GOLDEN GATE' - BY SHERVIN WILLIAMS
S-3	STUCCO	MATCH SK 0033 'REBRANDT RUBI' - BY SHERVIN WILLIAMS
S-4	STUCCO	MATCH SK 6108 'LATTE' - BY SHERVIN WILLIAMS
S-5	STUCCO	MATCH SK 6755 'STARBOARD' - BY SHERVIN WILLIAMS
P-1	PAINT	SHERVIN WILLIAMS - SK 1013 'IVORY LACE'
P-4	PAINT	SHERVIN WILLIAMS - SK 6108 'LATTE'
P-5	PAINT	SHERVIN WILLIAMS - SK 6755 'STARBOARD'
P-6	PAINT	SHERVIN WILLIAMS - SK 6403 'CHEERFUL'
M-1	STANDING SEAM ROOFING	MATCH SK 6755 'STARBOARD' - BY SHERVIN WILLIAMS



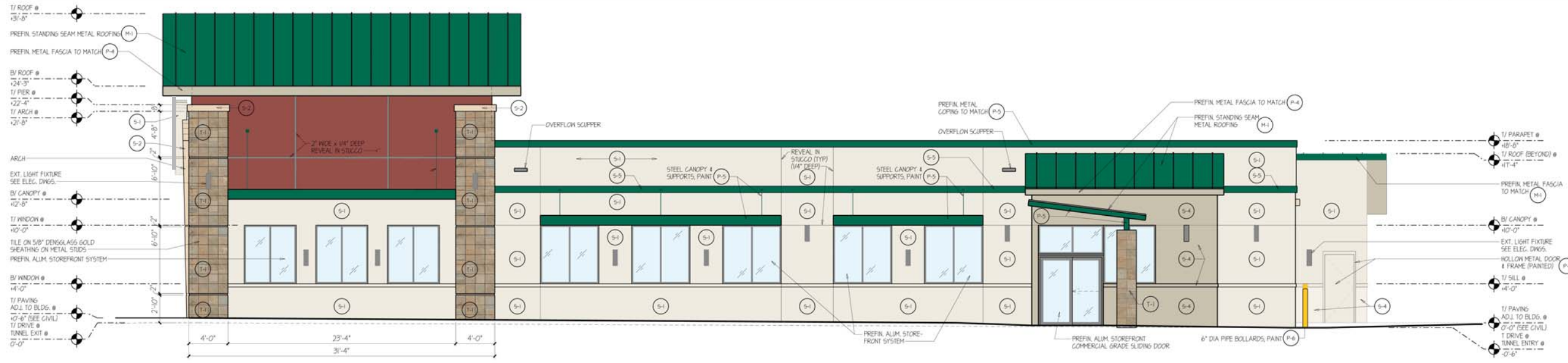
EAST ELEVATION (VIEW FROM UMPQUA BANK) SCALE: 3/16" = 1'-0" 09



WEST ELEVATION (VIEW FROM AMERICA'S TIRE) SCALE: 3/16" = 1'-0" 03



NORTH ELEVATION (VIEW FROM STANFORD RANCH ROAD) SCALE: 3/16" = 1'-0" 02



SOUTH ELEVATION (VIEW FROM FUTURE MULTI-FAMILY) SCALE: 3/16" = 1'-0" 01

NEW FACILITY FOR

# Quick Quack Car Wash

STANFORD RANCH RD.  
ROCKLIN, CA

PORTION OF  
APN 017-400-023

STORE #614

## EXTERIOR ELEVATIONS

DATE 09.09.2015  
PROJECT NO 15028

NO	DATE	DESCRIPTION
06.23.16	06.23.16	REVISION NO. 2

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SEAL

SHEET NUMBER



NEW FACILITY FOR

**Quick  
Quack  
Car Wash**

STANFORD RANCH RD.  
ROCKLIN, CA

PORTION OF  
APN 017-400-023

STORE #614

CANOPY  
ELEVATION

DATE 09.09.2015  
PROJECT NO 15028

REVISIONS

NO	DATE	DESCRIPTION
1	11.23.15	REVISION NO. 1
2	06.23.16	REVISION NO. 2

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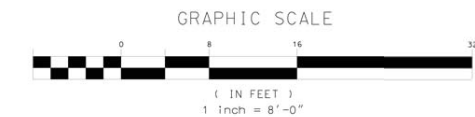
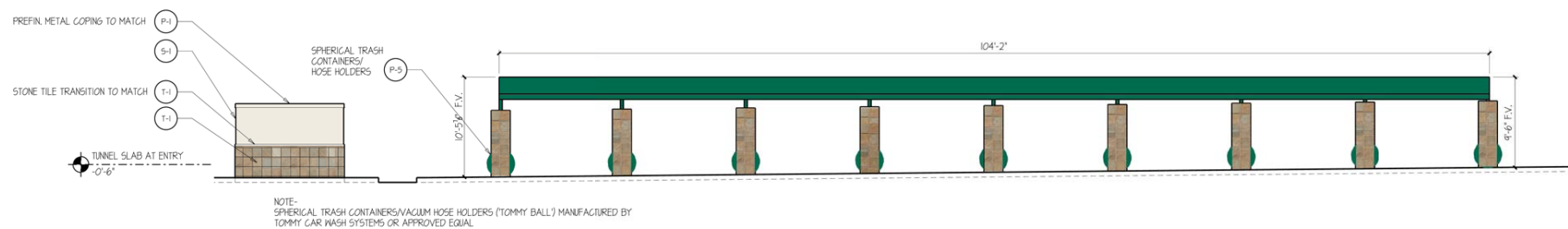
SEAL

SHEET NUMBER

Agenda Item #7.c.

A2

EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
T-1	STONE TILE	"GOLDEN GATE BLEND" 12" x 12" STONE TILE BY ARIZONA TILE
S-1	STUCCO	MATCH SW 1013 "IVORY LACE" - BY SHERWIN WILLIAMS
S-2	STUCCO	MATCH SW 1674 "GOLDEN GATE" - BY SHERWIN WILLIAMS
S-3	STUCCO	MATCH SW 0033 "REMERANDT RUBY" - BY SHERWIN WILLIAMS
S-4	STUCCO	MATCH SW 6108 "LATTIE" - BY SHERWIN WILLIAMS
S-5	STUCCO	MATCH SW 6155 "STARBOARD" - BY SHERWIN WILLIAMS
P-1	PAINT	SHERWIN WILLIAMS - SW 1013 "IVORY LACE"
P-4	PAINT	SHERWIN WILLIAMS - SW 6108 "LATTIE"
P-5	PAINT	SHERWIN WILLIAMS - SW 6155 "STARBOARD"
P-6	PAINT	SHERWIN WILLIAMS - SW 6403 "CHEERFUL"
M-1	STANDING SEAM ROOFING	MATCH SW 6155 "STARBOARD" - BY SHERWIN WILLIAMS



CANOPY ELEVATION SCALE: 1/8"=1'-0" 02



CANOPY ELEVATION (VIEW FROM STANFORD RANCH ROAD) SCALE: 1/8"=1'-0" 01

NEW FACILITY FOR

# Quick Quack Car Wash

STANFORD RANCH RD.  
ROCKLIN, CA

PORTION OF  
APN 017-400-023

STORE #614

## EXTERIOR ELEVATIONS

DATE 09.09.2015  
PROJECT NO 15028

REVISIONS  
NO DATE DESCRIPTION  
8-03-16 Revision No. 03

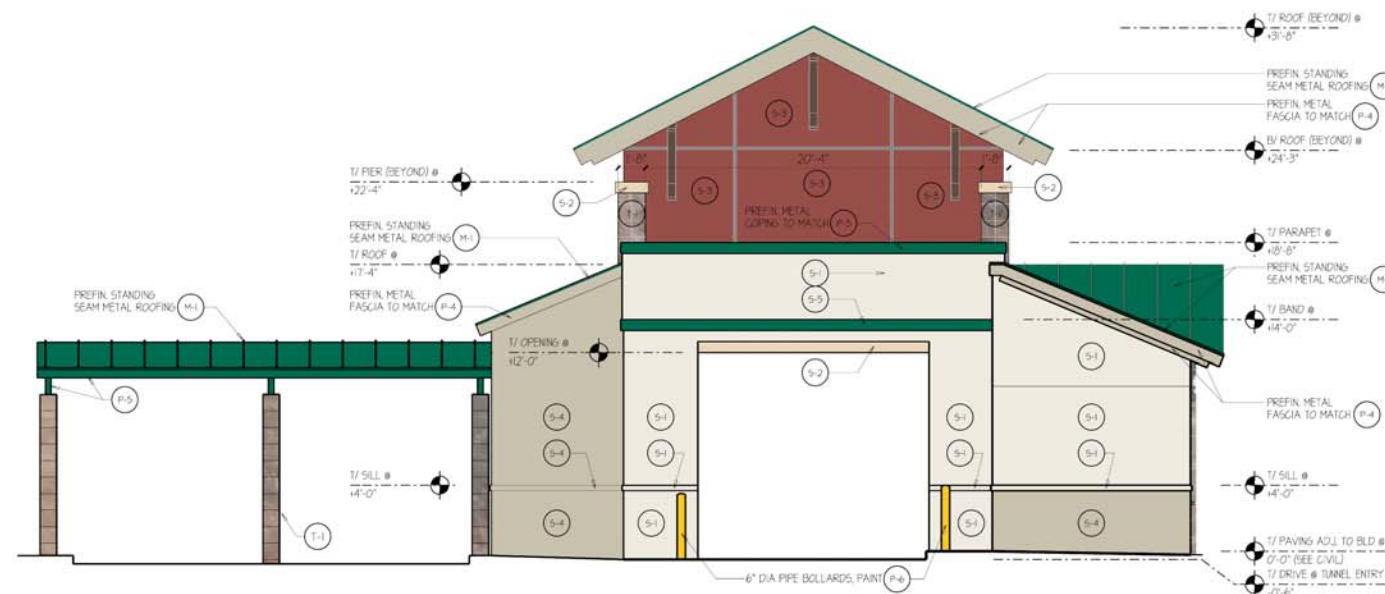
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SEAL

SHEET NUMBER

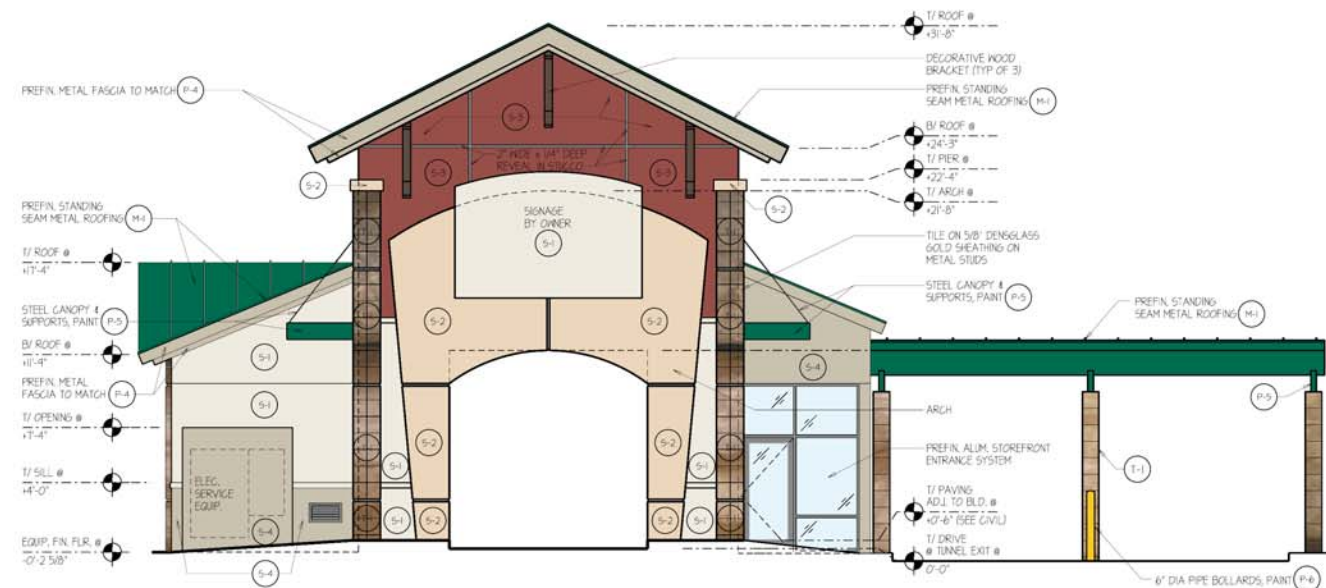
Agenda Item #7.c.

A2



EAST ELEVATION (VIEW FROM UMPQUA BANK) SCALE: 3/16"=1'-0" 02

EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
T-1	STONE TILE	'GOLDEN GATE BLEND' 12" x 12" STONE TILE BY ARIZONA TILE
S-1	STUCCO	MATCH SK 1013 'IVORY LACE' - BY SHERWIN WILLIAMS
S-2	STUCCO	MATCH SK 1674 'GOLDEN GATE' - BY SHERWIN WILLIAMS
S-3	STUCCO	MATCH SK 0033 'REHBRANDT RUBY' - BY SHERWIN WILLIAMS
S-4	STUCCO	MATCH SK 6108 'LATTIE' - BY SHERWIN WILLIAMS
S-5	STUCCO	MATCH SK 6755 'STARBOARD' - BY SHERWIN WILLIAMS
P-1	PAINT	SHERWIN WILLIAMS - SK 1013 'IVORY LACE'
P-4	PAINT	SHERWIN WILLIAMS - SK 6108 'LATTIE'
P-5	PAINT	SHERWIN WILLIAMS - SK 6755 'STARBOARD'
P-6	PAINT	SHERWIN WILLIAMS - SK 6403 'CHEERFUL'
M-1	STANDING SEAM ROOFING	MATCH SK 6755 'STARBOARD' - BY SHERWIN WILLIAMS



WEST ELEVATION (VIEW FROM AMERICA'S TIRE) SCALE: 3/16"=1'-0" 01





Perspective View 1





Perspective View 2





View Towards Vacuums





Perspective View 2

Daytime Rendering



North Elevation  
 0 10 20  
 Scale: 3/32" = 1'-0"



West Elevation  
 0 10 20  
 Scale: 3/32" = 1'-0"



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 Sacramento, California 95815  
 Tel 916.927.0527  
 Fax 916. 927.2414  
[www.pacificneon.com](http://www.pacificneon.com)

Project No: **15-6963G-00**

Account Executive: **Howard Herlitz**

Project:  
**Quick Quack Car Wash**

Address:  
 Stanford Ranch Road  
 Rocklin, CA

Drawn By: **William Dickson**  
 Date: **7.14.15**  
 Revision: **9.3.15**  
               **1.28.16**  
               **6.27.16**

Customer Approval:

**U.L. Listed**  
 Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**Electrical Circuits**  
 Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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**California Title 24 Compliant**

Sheet No. **1a**



# Night Rendering



North Elevation  
 0 10 20  
 Scale: 3/32" = 1'-0"



West Elevation  
 0 10 20  
 Scale: 3/32" = 1'-0"



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               **1.28.16**  
               **6.27.16**

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**Electrical Circuits**  
 Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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Sheet No. **1b**

**A** Cabinet Sign & **B** Pan Channel Logo on Building Fascia

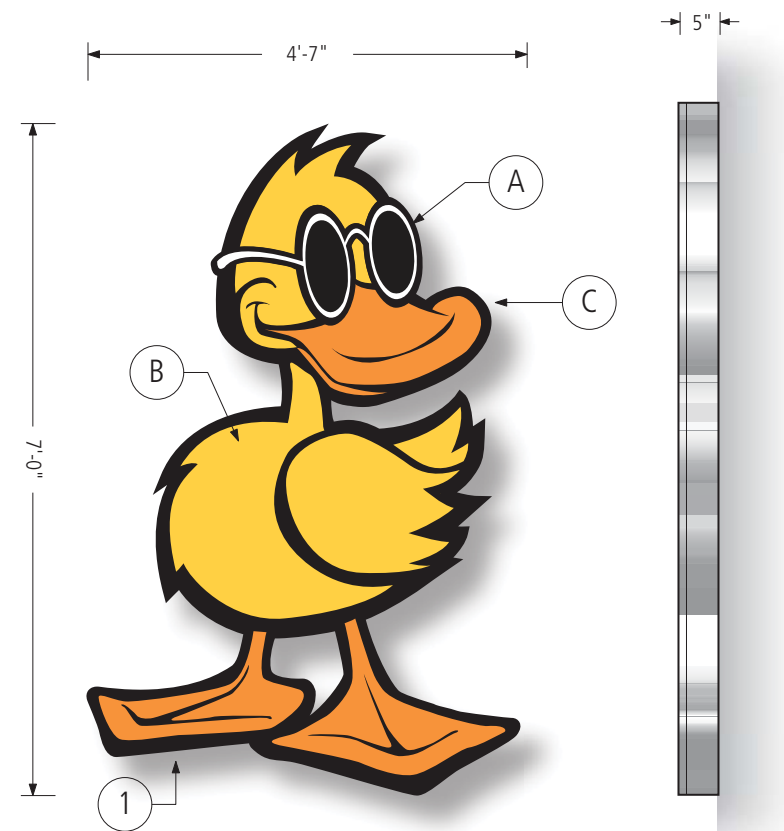


**A** Illuminated Shaped Cloud Cabinet Sign  
Scale 1/2" = 1'-0"  
Sign Area: 67.91 sq.ft.

**A** End View  
Scale 1/2" = 1'-0"

Material Schedule

- ① Logo Copy Cabinet  
Fabricated aluminum, cloud-shaped pan channel construction. Faces to be White Lexan with 3M vinyl film overlay (see color schedule). Fabricated retainer and cabinet returns to be painted White. Cabinet to be internally illuminated with White LEDs.  
COLOR SCHEDULE:
- D 3M 3630-726 Green
- E 3M 3635-20B White Blockout (for background but excluding CAR WASH copy)



**B** Illuminated Shaped Cloud Cabinet Sign  
Scale 1/2" = 1'-0"  
Sign Area: 32.08 sq.ft.

**B** End View  
Scale 1/2" = 1'-0"

Material Schedule

- ① Duck Logo Graphic  
Fabricated aluminum, cloud-shaped pan channel construction. Face to be White acrylic with 3M vinyl film overlays (see color schedule). Returns and Trimcap to be painted White. Cabinet to be internally illuminated with White LEDs.  
COLOR SCHEDULE:
- A 3M 3630-22 Black
- B 3M 3630-015 Yellow
- C 3M 3630-74 Kumquat Orange



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Sacramento, California 95815  
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Project No: **15-6963G-00**

Account Executive: **Howard Herlitz**

Project:  
**Quick Quack Car Wash**

Address:  
Stanford Ranch Road  
Rocklin, CA

Drawn By: **William Dickson**  
Date: **7.14.15**  
Revision: **9.3.15**  
**1.28.16**  
**6.27.16**  
**6.29.16**

Customer Approval:

**U.L. Listed**  
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**Electrical Circuits**  
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

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California Title 24 Compliant

Sheet No.

**2**

**C** Pan Channel Cloud Sign & **D** Pan Channel Logo on Building Fascia



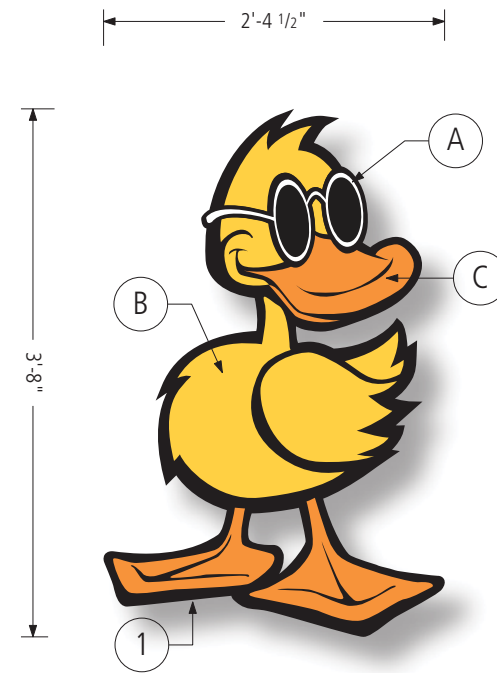
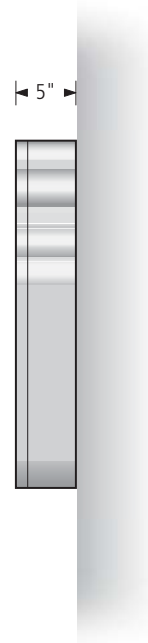
**C** Illuminated Pan Channel Shaped Cloud Sign  
Scale 3/4" = 1'-0"  
Sign Area: 18.1 sq.ft.

**Material Schedule**

- ① Cloud Logo Cabinet  
Fabricated aluminum, cloud-shaped pan channel construction. Face to be White acrylic with 3M vinyl film overlays (see color schedule). Returns to be White with 1" White trimcap. Cabinet to be internally illuminated with White LEDs.

**COLOR SCHEDULE:**

- D 3M 3630-726 Green
- E 3M 3635-20B White Blockout (for background but excluding CAR WASH copy)



**D** Illuminated Shaped Cloud Cabinet Sign  
Scale 3/4" = 1'-0"  
Sign Area: 8.69 sq.ft.

**Material Schedule**

- ① Duck Logo Graphic  
Fabricated aluminum, cloud-shaped pan channel construction. Face to be White acrylic with 3M vinyl film overlays (see color schedule). Returns and Trimcap to be painted White. Cabinet to be internally illuminated with White LEDs.

**COLOR SCHEDULE:**

- A 3M 3630-22 Black
- B 3M 3630-015 Yellow
- C 3M 3630-74 Kumquat Orange



**D** End View  
Scale 3/4" = 1'-0"



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Project No: **15-6963G-00**

Account Executive: **Howard Herlitz**

Project:  
**Quick Quack Car Wash**

Address:  
Stanford Ranch Road  
Rocklin, CA

Drawn By: **William Dickson**  
Date: **7.14.15**  
Revision: **9.3.15**  
**6.27.16**  
**6.29.16**

Customer Approval:

**U.L. Listed**  
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**Electrical Circuits**  
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

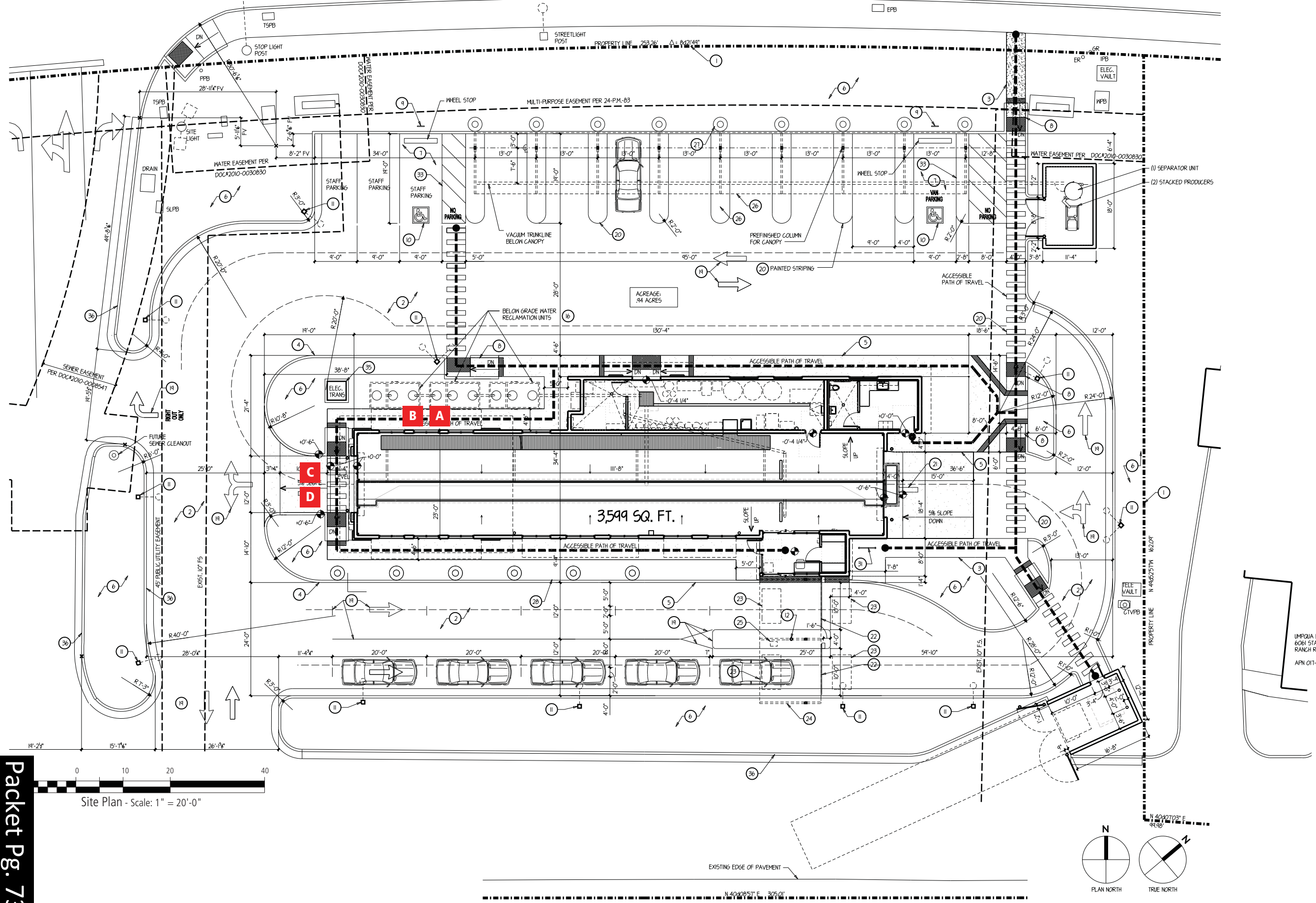
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Sheet No.

**3**

# STANFORD RANCH ROAD



Packet Pg. 73

Site Plan - Scale: 1" = 20'-0"



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Project No: **15-6963G-00**

Account Executive: **Howard Herlitz**

Project: **Quick Quack Car Wash**

Address:  
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 Rocklin, CA

Drawn By: **William Dickson**  
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                   **1.11.16**  
                   **6.27.16**

Customer Approval:

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Sheet No.

**4**

Agenda Item #7.c.

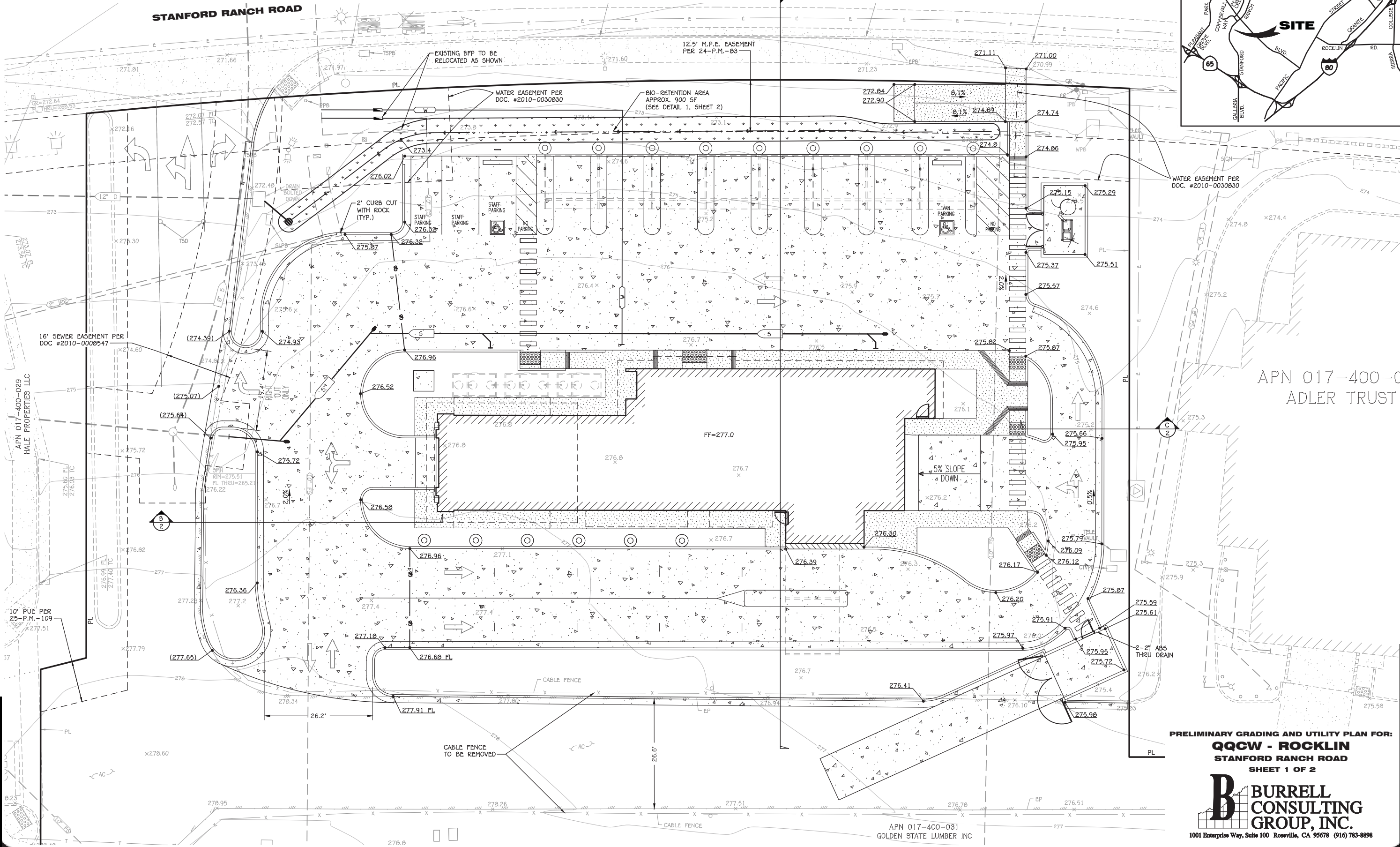
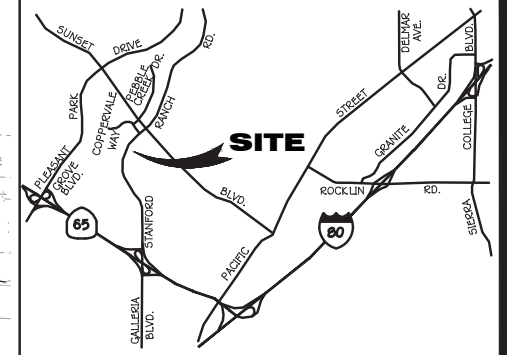


PRELIMINARY GRADING AND UTILITY PLAN FOR:  
**QQCW - ROCKLIN**  
**STANFORD RANCH ROAD**

CITY OF ROCKLIN

CALIFORNIA

**VICINITY MAP**  
 NOT TO SCALE



APN 017-400-C  
 ADLER TRUST

APN 017-400-031  
 GOLDEN STATE LUMBER INC

PRELIMINARY GRADING AND UTILITY PLAN FOR:  
**QQCW - ROCKLIN**  
**STANFORD RANCH ROAD**  
 SHEET 1 OF 2

**B BURRELL**  
**CONSULTING**  
**GROUP, INC.**  
 1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

Packet Pg. 74

Agenda Item #7.c.

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PRELIMINARY GRADING AND UTILITY PLAN FOR:

**QQCW - ROCKLIN**  
**STANFORD RANCH ROAD**

CITY OF ROCKLIN

CALIFORNIA

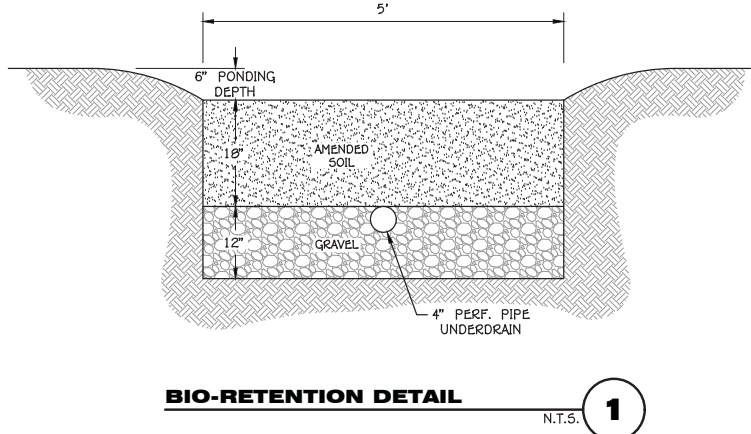
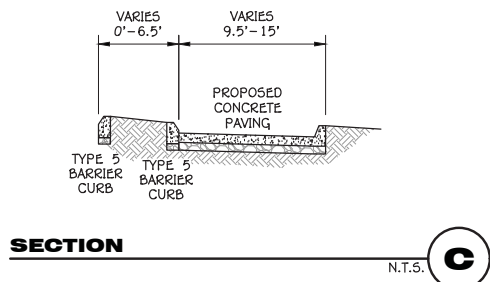
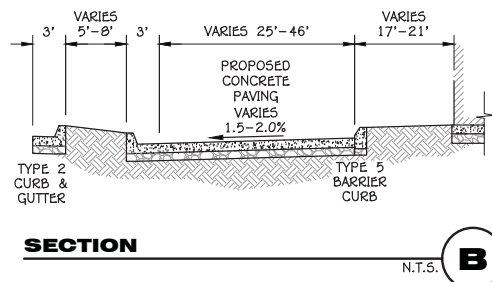
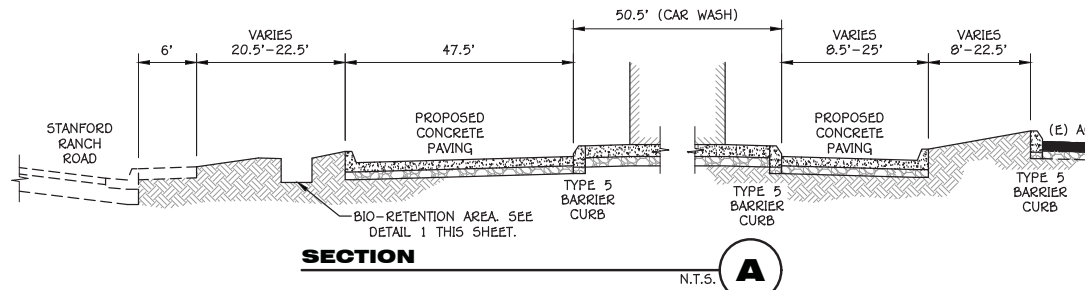
**ABBREVIATIONS**

AB . . . . . AGGREGATE BASE	M . . . . . MANHOLE
AC . . . . . ASPHALT CONCRETE	MH . . . . . MANHOLE
ACP . . . . . ASBESTOS CEMENT PIPE	MB . . . . . MAILBOX
AP . . . . . ANGLE POINT	MW . . . . . MONITORING WELL
ASB . . . . . AGGREGATE SUB-BASE	NG . . . . . NATURAL GRADE (EXISTING)
ARV . . . . . AIR & VACUUM RELIEF VALVE	NGF . . . . . NATURAL GRADE FOUNDATION
BC . . . . . BEGIN CURVE	NTS . . . . . NOT TO SCALE
BM . . . . . BENCH MARK	OLR . . . . . OVERLAND RELEASE
BNDY . . . . . BOUNDARY	(P) . . . . . PROPOSED
BO . . . . . BLOW OFF VALVE	PB . . . . . PULLBOX
BVC . . . . . BEGIN VERTICAL CURVE	PCC . . . . . POINT OF CONCENTRIC CURVATURE
BW . . . . . BOTTOM OF WALL	PCP . . . . . PLASTIC CORRUGATED PIPE
BWF . . . . . BARBED WIRE FENCE	PE . . . . . PEDESTRIAN
C&G . . . . . CURB & GUTTER	PIV . . . . . POST INDICATOR VALVE
C.D. . . . . CHANNEL DRAIN	P.O.C. . . . . POINT OF CONNECTION
CL . . . . . CENTERLINE	PVI . . . . . POINT OF VERTICAL INTERSECTION
CLF . . . . . CHAIN LINK FENCE	PL . . . . . PROPERTY LINE
CMP . . . . . CORRUGATED METAL PIPE	PP . . . . . POWER POLE
CONST . . . . . CONSTRUCT	PPB . . . . . PEDESTRIAN PUSH BUTTON
CO . . . . . CLEAN OUT	PRC . . . . . POINT OF REVERSE CURVATURE
COTG . . . . . CLEAN OUT TO GRADE	PNT . . . . . POINT
CONC . . . . . CONCRETE	PSE . . . . . PUBLIC SEWER EASEMENT
CP . . . . . CONCRETE PIPE	PUE . . . . . PUBLIC UTILITY EASEMENT
CR RT . . . . . CURB RETURN, RIGHT SIDE	PVC . . . . . POLYVINYL CHLORIDE
CR LT . . . . . CURB RETURN, LEFT SIDE	PVMT . . . . . PAVEMENT
CTVPB . . . . . CABLE T.V. PULLBOX	RCP . . . . . REINFORCED CONCRETE PIPE
CTVPD . . . . . CABLE T.V. PEDESTAL	(REL) . . . . . ITEM TO BE RELOCATED
CTVR . . . . . CABLE T.V. RISER	R . . . . . RADIUS
D . . . . . DRAIN	RL . . . . . RESTRAINT LENGTH
DI . . . . . DRAIN INLET	RP . . . . . RADIUS POINT
DIP . . . . . DUCTILE IRON PIPE	RW . . . . . RECLAIMED WATER
DMH . . . . . DRAIN MANHOLE	R/W . . . . . RIGHT-OF-WAY
DWG . . . . . DRAWING	S . . . . . SEWER
(E) EXIST . . . . . EXISTING	SS . . . . . SEWER SERVICE
EG . . . . . EXISTING GRADE	SBL . . . . . SETBACK LINE
EL . . . . . ELEVATION	SDE . . . . . STORM DRAIN EASEMENT
EMH . . . . . ELECTRICAL MANHOLE	SDWK . . . . . SIDEWALK
EP . . . . . EDGE OF PAVEMENT	SMH . . . . . SEWER MANHOLE
EPB . . . . . ELECTRICAL PULLBOX	STA . . . . . STATION
EPED . . . . . ELECTRICAL PEDESTAL	STD . . . . . STANDARD
ER . . . . . ELECTRICAL RISER	STLT . . . . . STREET LIGHT
ESMT . . . . . EASEMENT	STS . . . . . STORM SEWER
EC . . . . . END CURVE	SLPB . . . . . STREET LIGHT PULLBOX
EVC . . . . . END VERTICAL CURVE	SUBD . . . . . SUBDIVISION
FB . . . . . FIRE DEPARTMENT BRANCH	SWF . . . . . SMOOTH WIRE FENCE
FDC . . . . . FIRE DEPARTMENT CONNECTION	TBC . . . . . TOP BACK OF CURB
FF . . . . . FINISHED FLOOR	TBM . . . . . TEMPORARY BENCH MARK
FG . . . . . FINISHED GRADE	TBW . . . . . TOP BACK OF WALK
FH . . . . . FIRE HYDRANT	TC . . . . . TOP OF CURB
FL . . . . . FLOW LINE	TMH . . . . . TELEPHONE MANHOLE
FS . . . . . FINISHED SURFACE	TOE . . . . . TOE OF SLOPE
GB . . . . . GRADE BREAK	TOP . . . . . TOP OF SLOPE
GM . . . . . GAS METER	TP . . . . . TELEPHONE POLE
GK . . . . . GRATE ELEVATION	TPB . . . . . TELEPHONE PULLBOX
GRSR . . . . . GAS RISER	TRPD . . . . . TELEPHONE PEDESTAL
GV . . . . . GAS VALVE	TR . . . . . TELEPHONE RISER
HC . . . . . HANDICAP	TSB . . . . . TRAFFIC SIGNAL BOX (CONTROLLER)
HGL . . . . . HYDRAULIC GRADE LINE	TSPB . . . . . TRAFFIC SIGNAL PULLBOX
HP . . . . . HIGH POINT	TW . . . . . TOP OF WALL
IMP'S . . . . . IMPROVEMENTS	TY . . . . . TYPICAL
INTX . . . . . INTERSECTION	UPC . . . . . UNIFORM PLUMBING CODE
JP . . . . . JOINT POLE	VCF . . . . . VARIABLE CURB FACE
JT . . . . . JOINT TRENCH	VCP . . . . . VITRIFIED CLAY PIPE
LE . . . . . LANDSCAPE EASEMENT	W . . . . . WATER LINE
LF . . . . . LINEAR FEET	WF . . . . . WOOD FENCE
LP . . . . . LIP OF GUTTER	WM . . . . . WATER METER
LP . . . . . LOW POINT	WV . . . . . WATER VALVE

**LEGEND**

DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
STORM DRAIN		
SANITARY SEWER		
WATER MAIN		
FIRE SERVICE		
CENTERLINE		
RIGHT OF WAY LINE		
BOUNDARY LINE		
ELECTRICAL LINE		
GAS LINE		
TELEPHONE LINE		
JOINT TRENCH		
FENCE		
WOOD FENCE		
WROUGHT IRON FENCE		
WALL		
SIDEWALK WITH CURB AND GUTTER		
VARIABLE CURB FACE		
BARRICADE		
DRIVEWAY		
MANHOLE		
DRAIN INLET		
SEWER CLEANOUT		
WATER SERVICE		
METERED WATER SERVICE		
POST INDICATOR VALVE		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
BLOWOFF VALVE		
GATE VALVE		

DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
BUTTERFLY VALVE		
REDUCED PRESSURE BACKFLOW PREVENTOR		
DOUBLE DETECTOR CHECK VALVE		
TYPE 'A' STREET LIGHT		
TYPE 'B' STREET LIGHT		
TRAFFIC LIGHT		
TRANSFORMER		
PULLBOX		
PEDESTAL & SERVICE CAN		
UTILITY SERVICE PEDESTAL		
UTILITY POLE		
GUY WIRE		
4 SIDED STREET SIGN		
SIGN		
RIDGE LINE		
DIRECTION OF FLOW		
FLOWLINE		
SWALE		
PAD ELEVATION		
ELEVATION		
2:1 SLOPE UNLESS NOTED OTHERWISE		
TREE TO BE REMOVED		
TREE TO REMAIN, CONSTRUCT TEMPORARY FENCE		

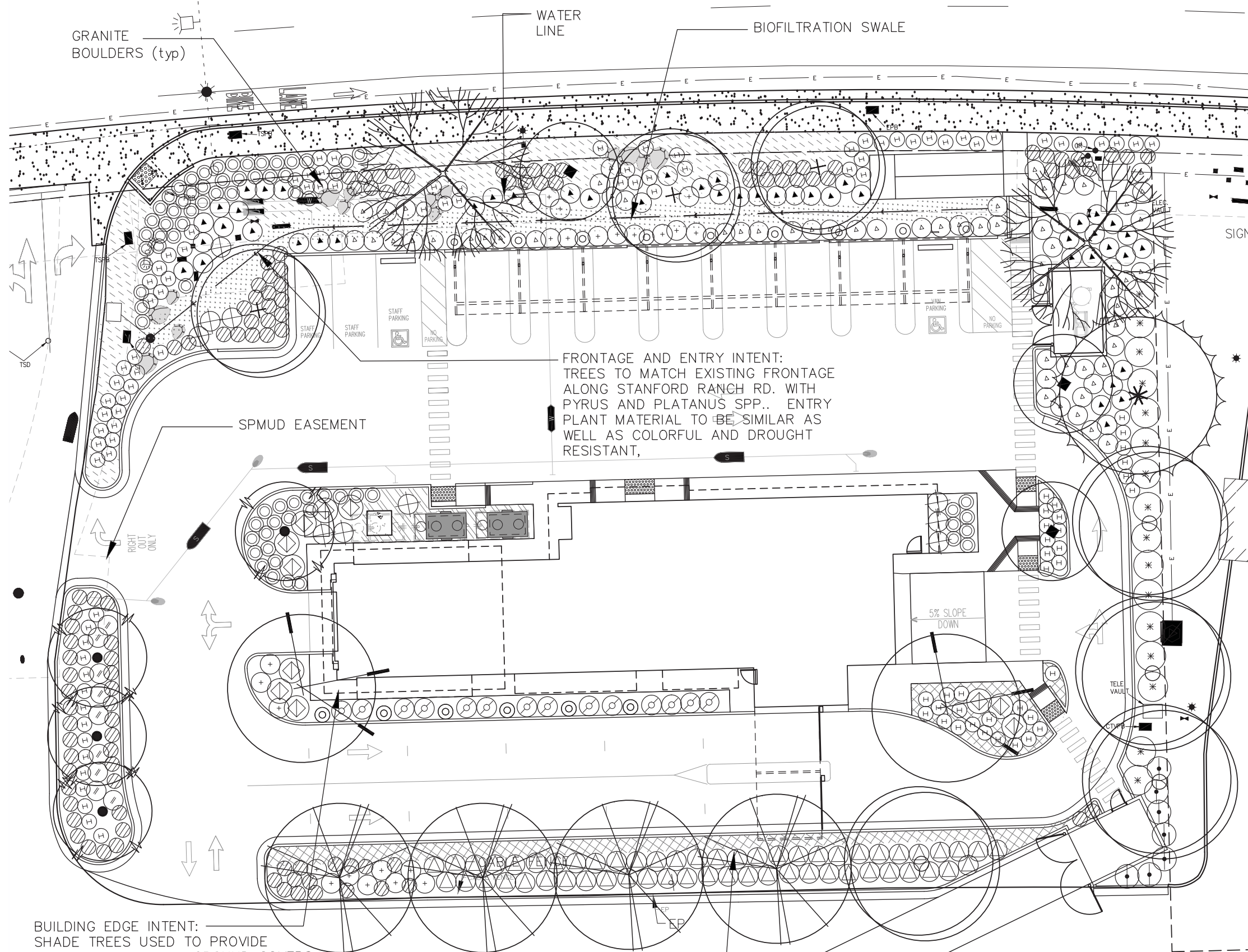


**NOTES:**

1. THIS PRELIMINARY GRADING PLAN IS SCHEMATIC ONLY, AND IS INTENDED TO DEPICT THE PROPOSED GENERAL DRAINAGE CONCEPTS AND THE MAGNITUDE OF CUTS AND FILLS. THE FINISHED DESIGN MAY INCORPORATE MINOR REVISIONS DUE TO FINAL DESIGN CONSIDERATIONS.
2. ALL GRADES SHOWN HEREON ARE FINISHED SURFACE GRADES.
3. ALL IMPROVEMENTS ARE TO CONFORM TO THE CITY OF ROCKLIN STANDARDS AND NO DEVIATIONS FROM THOSE STANDARDS ARE PROPOSED.
4. EXISTING UTILITIES TO BE REMOVED AS NECESSARY TO ACCOMMODATE LOCATIONS OF PROPOSED BUILDINGS.

**EARTHWORK SUMMARY**

I. RAW VOLUME CUT	= 187 CU. YDS
II. RAW VOLUME FILL	= 467 CU. YDS.
III. TOTAL IMPORT	= 280 CU. YDS.



**PLANT LIST AND LEGEND**

TREES	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	PLANTED HEIGHT
		CEDRUS DEODARA DEODAR CEDAR	15 GAL.	MODERATE	6'-7'
		LAGERSTROEMIA I. 'TUSCARORA' GRAPE MYRTLE	15 GAL.	LOW	7'-8'
		PISTACIA CHINENSIS CHINESE PISTACHE	15 GAL.	LOW	7'-8'
		PLATANUS A. 'YARWOOD' LONDON PLANE TREE	24" BOX	LOW	7'-9'
		PODOCARPUS GRACILIOR - STANDARD FERN PINE	15 GAL.	MODERATE	6'-7'
		PRUNUS X BLUREIANA PURPLE LEAF PLUM	15 GAL.	MODERATE	7'-8'
		PYRUS C. 'RED SPIRE' FLOWERING PEAR	15 GAL.	MED	7'-8'
		ULMUS WILSONIANA PROSPECTOR PROSPECTOR ELM	15 GAL.	MODERATE	7'-8'

**PROPOSED SHRUB: (Preliminary Selection List)**

	ARBUS UNEDO COMPACTA STRAWBERRY BUSH	5 GAL.	LOW
	AGAVE WEBERI WEBERS AGAVE	5 GAL.	LOW
	CALAMAGROSTIS X A. KARL FORESTER FEATHER REED GRASS	5 GAL.	LOW
	CALLISTEMON VIMINALIS LITTLE JOHN LITTLE JOHN BOTTLEBRUSH	5 GAL.	MODERATE
	NERIUM LITTLE RED LITTLE RED OLEANDER	5 GAL.	LOW
	FRANGULA CALIFORNICA EVE CASE COFFEEBERRY	5 GAL.	LOW
	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL.	LOW
	MAHONIA A. COMPACTA COMPACT OREGON GRAPE	5 GAL.	LOW
	LAVANDULA STOECCHAS KEW RED SPANISH LAVENDER	5 GAL.	LOW
	PRUNUS L. 'OTTO LUYKEN' ENGLISH LAUREL	5 GAL.	LOW
	RHAPIOLEPIS I. 'CRIMSON COATES' INDIAN HAWTHORN	5 GAL.	LOW
	ROSA FLOWER CARPET FLOWER CARPET ROSE	5 GAL.	LOW
	WESTRINGIA FRUITICOSA COAST ROSEMARY	5 GAL.	LOW

**PROPOSED GROUND COVERS: (Preliminary Selection List)**

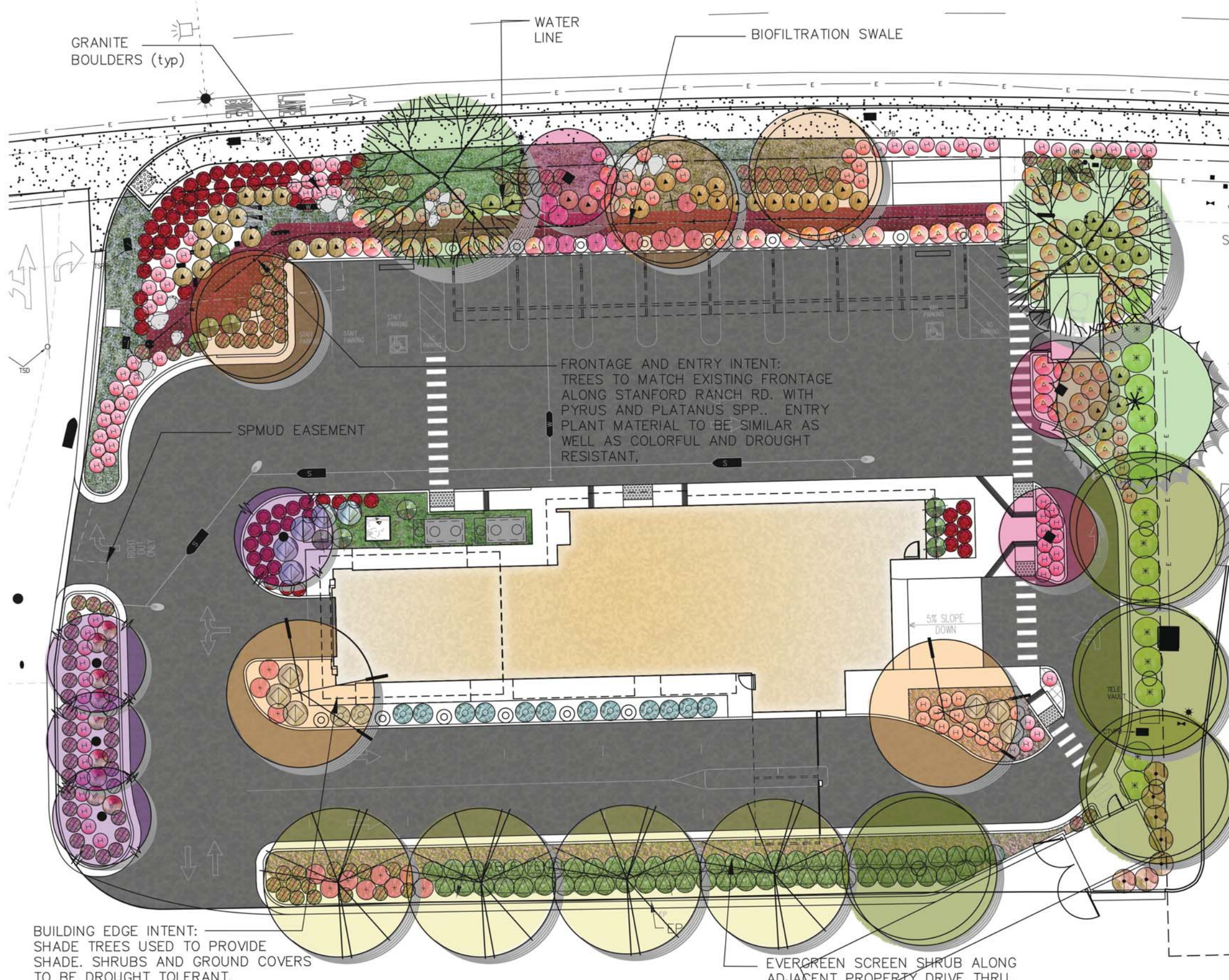
	ROSMARINUS Q. PROSTRATUS PROSTRATE ROSEMARY	1 GAL.	36" O.C.	LOW
	ARCTOSTAPHYLOS U. EMERALD CARPET NCN	1 GAL.	36" O.C.	LOW
	CORNUS SERICEA RED TWIG DOGWOOD	1 GAL.	48" O.C.	MOD
	TEUCCRIUM X C. 'PROSTRATUM' CREEPING GERMANDER	1 GAL.	24" O.C.	LOW

**NOTES:**

1. THIS LIST IS A GUIDE FOR PROJECT PLANT SELECTION. FINAL SELECTION TO BE MADE AT THE TIME OF REVIEW FOR BUILDING PERMIT. LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL, TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.
2. ALL TREES SHALL BE PLANTED AS MINIMUM 15 GALLON, SHRUBS AS MINIMUM 5 GALLON, AND GROUND COVER AS 1 GALLON.
3. ALL GROUND MOUNTED UTILITY EQUIPMENT SHALL BE SCREENED USING PLANT MATERIAL.
4. ALL PLANTED AREAS SHALL BE IRRIGATED USING AN AUTOMATIC IRRIGATION SYSTEM PER CITY AB 1881 REQUIREMENTS.







**PLANT LIST AND LEGEND**

TREES	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	PLANTED HEIGHT
		CEDRUS DEODARA DEODAR CEDAR	15 GAL.	MODERATE	6'-7'
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		PLATANUS A. 'YARWOOD' LONDON PLANE TREE	24" BOX	LOW	7'-9'
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	LAVANDULA STOECCHAS KEW RED SPANISH LAVENDER	5 GAL.	LOW
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	RHAPIOLEPIS I. 'CRIMSON COATES' INDIAN HAWTHORN	5 GAL.	LOW
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**PROPOSED GROUND COVERS: (Preliminary Selection List)**

	ROSMARINUS O. PROSTRATUS PROSTRATE ROSEMARY	1 GAL.	36" O.C.	LOW
	ARCTOSTAPHYLOS U. EMERALD CARPET NON	1 GAL.	36" O.C.	LOW
	CORNUS SERICEA RED TWIG DOGWOOD	1 GAL.	48" O.C.	MOD
	TEUCRIUM X C. 'PROSTRATUM' CREEPING GERMANDER	1 GAL.	24" O.C.	LOW

**NOTES:**

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Packet Pg. 77

BUILDING EDGE INTENT:  
SHADE TREES USED TO PROVIDE  
SHADE. SHRUBS AND GROUND COVERS  
TO BE DROUGHT TOLERANT.

EVERGREEN SCREEN SHRUB ALONG  
ADJACENT PROPERTY DRIVE THRU.

**QUICK QUACK CAR WASH**  
Rocklin, CA

**PRELIMINARY LANDSCAPE PLAN**

SCALE: 1" = 100'  
0 10' 20'



PL1

**FUHRMAN LEA  
LAND GROU**  
DATE: PROJECT: 06.23  
MPA

Agenda Item #7.c.





City of Rocklin Economic and Community Development Department

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**Planning Commission  
STAFF REPORT**

**Granite & Dominguez Subdivision**

**DESIGN REVIEW, DR2016-08**

**September 6, 2016**

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**PROPOSAL/RECOMMENDATION**

The application is a request for approval of a Design Review to allow construction of single-family homes within the previously-approved Granite & Dominguez Subdivision (SD-2013-06). Staff recommends that the Planning Commission approve the following, subject to the draft Conditions of Approval:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Granite & Dominguez Subdivision / DR2016-08)

**ANALYSIS**

**General Site Information**

The subject property consists of four parcels totaling approximately 16.75 acres, generally located west of the intersection of Granite Drive and Dominguez Road (see Figure 1). The site is currently designated by Assessor Parcel Numbers (APNs) 045-021-030, 045-021-031, 045-021-046, and 045-021-047.

The project site has historically been used as a driving range and, more recently, the portion adjacent to Granite Drive has been used for RV sales. Sucker Ravine flows across the northerly portion of the site. From the creek, the site slopes gently up to the south and east toward Granite Drive.

Figure 1 - Aerial Vicinity Map

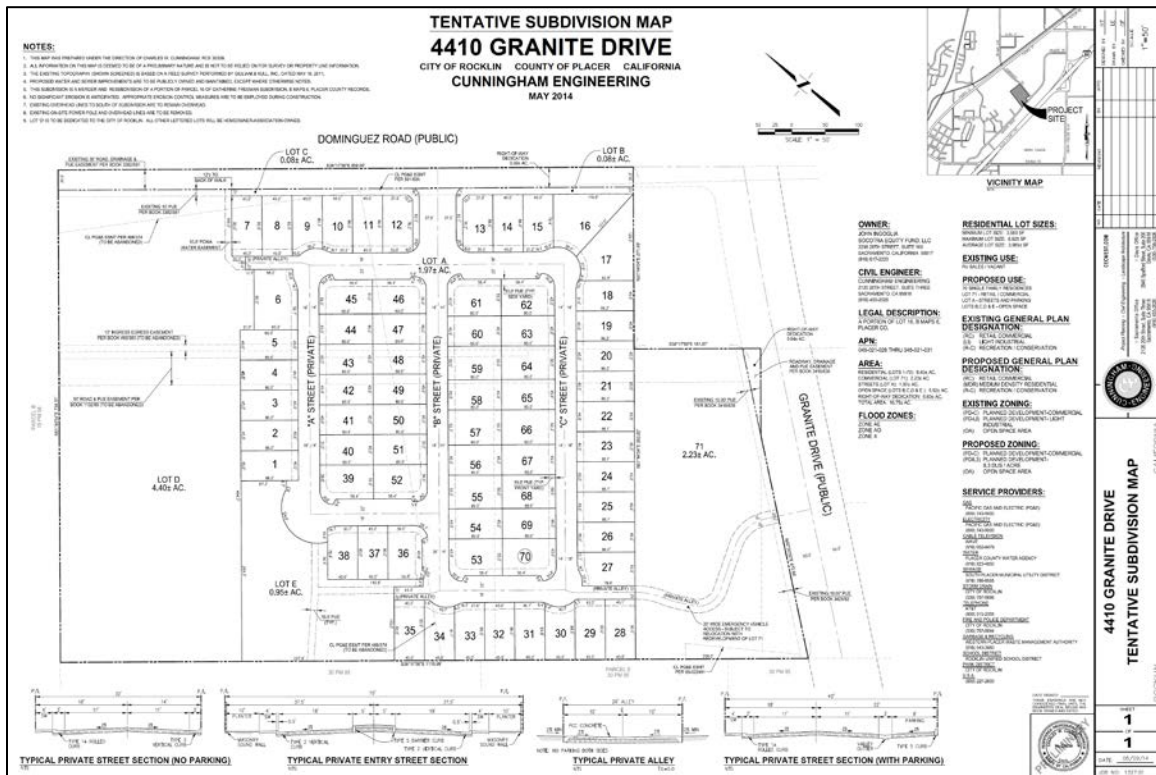


### Previous Approvals

On September 9, 2014, the City Council approved the Granite & Dominguez Subdivision (SD-2013-06); a General Plan Amendment, General Development Plan, Rezone, Tentative Subdivision Map, and Oak Tree Preservation Plan Permit to allow for development of a 70-lot single family residential subdivision, a 2.23-acre commercial parcel, and associated streets, landscaping, and open space. Residential lots range in size from 3,583 square feet to 6,925 square feet (see Figure 2).

Because the lots are below 6,000 square feet, construction of the single-family homes on these lots requires approval of a Design Review, per the requirements of Chapter 17.72 of the Zoning Code.

Figure 2 – Approved Tentative Subdivision Map (2014)



**Environmental Determination**

A Mitigated Negative Declaration (MND) was prepared to analyze potential environmental impacts related to the project, in compliance with the California Environmental Quality Act (CEQA). The document was approved by the City Council as part of the project in 2014 (Resolution No. 2014-200).

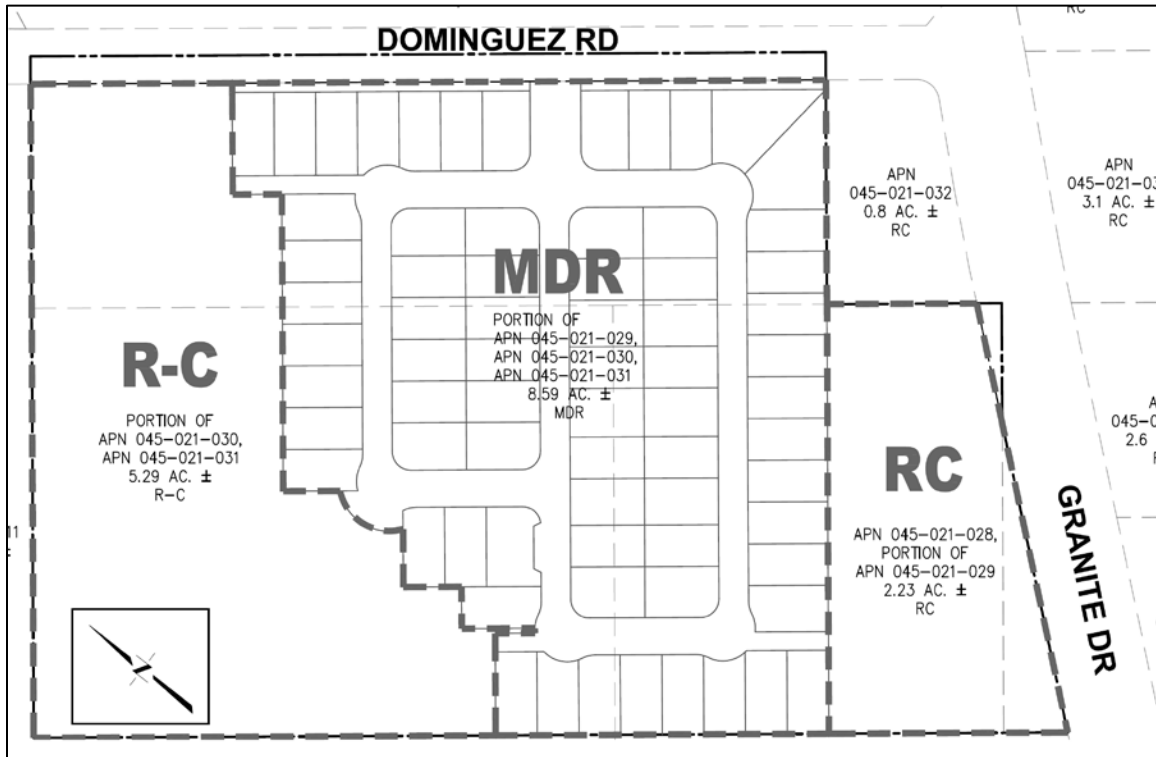
The proposed project is a Design Review to analyze the house architecture and individual lot landscaping within the previously-approved subdivision. The MND which was prepared for the project analyzed the potential environmental impacts associated with the construction of homes in the proposed subdivision. Therefore, no additional environmental review is necessary.

**General Plan and Zoning Compliance**

The proposed construction of single family residential homes is consistent with the applicable General Plan and Zoning provisions. The General Plan designates the residential portion of the project site as Medium Density Residential (MDR); the primary purpose of which is to provide areas for single-family homes on urban lots, including townhouses and condominiums. The southern 2.23-acre portion of the project site adjacent to Granite Drive is designated Retail Commercial (RC) and the northern 5.29-acre portion adjacent to Sucker Ravine is designated Recreation Conservation (R-C) (see Figure 3). The proposed Design Review, which would allow construction of single-family homes on 70 residential lots, only pertains to the MDR portion of

the project site. Any future development beyond this portion of the site would require additional review.

Figure 3 – Existing General Plan Designations



As part of the 2014 Granite & Dominguez Subdivision project, a new Planned Development 8.4 units per acre (PD-8.4) zone district was created for the MDR portion of the site. The proposed Design Review for single family homes is consistent with both the MDR designation and PD-8.4 zoning. No modification to the General Plan or Zoning is proposed as part of this project. Therefore, the proposed Design Review is compliant with the General Plan and Zoning.

**DESIGN REVIEW**

**Home Design**

The residential lots within the Granite & Dominguez subdivision are less than 6,000 square feet in area. As stated previously, the construction of single-family homes on lots less than 6,000 square feet requires approval of a Design Review, per the requirements of Chapter 17.72 of the Zoning Code.

The applicant has submitted seven floor plans for approval. Three of the plans (numbers 1323, 1504, and 1545) are single-story and the other four (numbers 1902, 2017, 2318, and 2535) are two-story. It should be noted that plans 1323 and 1545 are essentially the same plan. Plan 1545 is a deeper version of 1323, which would be constructed on larger lots within the subdivision.

*Planning Commission Staff Report  
Granite & Dominguez Subdivision Design Review  
September 6, 2016  
Page 5*

Each of the seven floor plans has three elevation options, thereby providing for Spanish, Craftsman, and French architectural styles. The floor plans provide for products that range from 1,323 to 2,535 square feet in size. Because not all of the homes can fit on every lot, the applicant has provided a Lot Fit Exhibit to illustrate how the different products fit on each of the approved lots.

The applicant has provided for 15 different color and material schemes; five different schemes for each architectural style. This differential in colors and materials would provide for an attractive appearance and also work to differentiate the homes from each other. The applicant has included an "Exterior Color Schemes" chart as part of Exhibit A to indicate which materials and colors would be used on what parts of the various building elevations.

In addition to the standard side and rear elevations for each plan, the applicant has provided "enhanced" elevations with greater detailing on side and rear facades. The Design Review Guidelines require these enhanced elevations to be utilized when the elevations are publicly visible from roadways or open space. Some elements of enhanced elevations which have been provided include special window treatments, shutters, awnings, accent trim, and vents.

Consistent with the requirements specified in the Rocklin Design Guidelines, staff recommends that the enhanced building elevations be used on all lots that back up to Dominguez Road, all corner lots, and all lots adjacent to the open space area to the north. A condition to that affect has been included in the draft resolution for approval.

As conditioned, the proposed home designs comply with the requirements of the Rocklin Design Review Guidelines. The architectural designs incorporate a strong mix of styles and materials to avoid monotony, including varied architectural elements and details.

### **Landscaping**

Typical plans for front yard landscaping have been provided as a part of Exhibit A. Front yard landscaping provides for a minimum of two trees, turf, and a variety of shrubs and groundcovers to be planted in the publicly-visible areas of each home. Street side yard landscaping would be a similar mix of trees, shrubs, and ground covers detailed for review and approval by staff on a site specific basis prior to building permit issuance. In addition, the project has been conditioned to comply with the State Model Water Efficient Landscape Ordinance (MWEL0).

The proposed landscaping is consistent with the landscaping that has been required in other new developments in the City. Staff has included a condition in the draft resolution for approval to ensure that all front and street side yard landscaping is installed prior to final building inspection of each house.

All common area landscaping, such as that adjacent to Dominguez Road, was approved as part of the original Granite & Dominguez Subdivision project and is therefore not a part of this application.



*Planning Commission Staff Report  
Granite & Dominguez Subdivision Design Review  
September 6, 2016  
Page 6*

### **Fencing**

Perimeter walls and fencing for this development, such as the required six-foot tall sound wall along Dominguez Road, was approved as a part of the Granite & Dominguez Subdivision and is therefore not a part of this application. The applicant will install typical wooden “good neighbor” fencing between and around the individual side and rear yards that do not back up to a perimeter wall.

### **Garbage Totes**

Waste totes will be stored in the interior side yards of each home, behind the six foot high back yard fences when not out for pick up. A condition of approval has been included in the draft resolution for approval to memorialize this proposal and require concrete sidewalks to facilitate moving the totes in and out.

P:\PUBLIC PLANNING FILES\\_Project Files\Granite & Dominguez Review\Meeting Packets\PC 9-06-16\SR Granite & Dominguez Subdivision DR 9-06-16.docx

## RESOLUTION NO. PC-2016-XX

RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW  
(Granite & Dominguez Subdivision / DR2016-08)

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. This resolution approves a Design Review entitlement to allow construction of single-family residential homes on previously approved lots in the Granite & Dominguez Subdivision (SD-2013-06) where, the Rocklin Municipal Code requires that those lots that are less than 6,000 square feet in area, obtain design review approvals prior to issuance of building permits.

B. A Mitigated Negative Declaration (MND) of environmental impacts for this project has been certified via City Council Resolution No. 2014-200. The MND analyzed the anticipated potential environmental impacts associated with the construction of homes in the Granite & Dominguez Subdivision. The Design Review proposes no substantial changes which would require revisions to the MND.

C. The design of the site is compatible with the City of Rocklin Design Review Guidelines.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with other residential development within the area.

E. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

F. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

G. The parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the public street patterns.

H. The design of the site and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The Design Review for the Granite & Dominguez Subdivision / DR-2016-008 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless expressly stated otherwise, the applicant/developer shall be solely responsible for satisfying each condition and the conditions must be satisfied prior to issuance of the building permit, or issuance of certificate of occupancy as determined by the Economic and Community Development Director.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. General

- a. The project shall comply with all conditions of approval for the Granite & Dominguez Subdivision (SD-2013-06), approved by the City Council on September 9, 2014 (Resolution No. 2014-202). (PLANNING)

2. Landscaping

- a. All front and street side yard landscaping, as applicable to each lot, consistent with the typical landscaping indicated on Exhibit A shall be installed prior to final building permit inspection for each home. A

minimum of one shade tree shall be planted in the front yard of each house as shown on Exhibit A. (PLANNING)

- b. The project shall comply with the State Model Water Efficient Landscape Ordinance (MWELO). (PLANNING)

3. Design

- a. Enhanced building elevations shall be used on all lots back up to Dominguez Road, all corner lots, and all lots adjacent to the open space areas (Tentative Subdivision Map Lot No's 1 through 16, 35, 36, 37, 38, 39, 45, 46, 52, 53, 61, 62, and 70) (PLANNING)
- b. Solid concrete sidewalks shall be installed to provide access to the rear yards of each home, for ease of trash bin movement. (PLANNING)
- c. Natural gas lines shall be installed to the rear of each single-family residential structure to encourage the use of natural-gas barbecues. (PLANNING)
- d. An electrical outlet shall be installed in each exterior elevation wall of each home to promote the use of electrical landscaping equipment. (PLANNING)
- e. Exterior lighting shall be designed to the extent practicable to incorporate shoebox style downcast lighting, shielding, and other measures commonly employed as "dark sky" provisions. (PLANNING)

4. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

PASSED AND ADOPTED this 9th day of September, 2016 by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

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Chairman

ATTEST:

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Secretary

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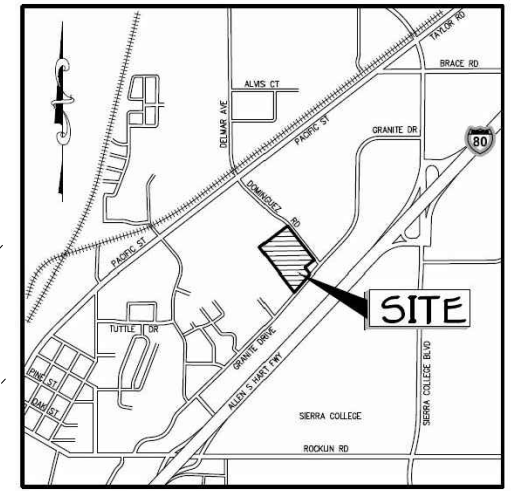
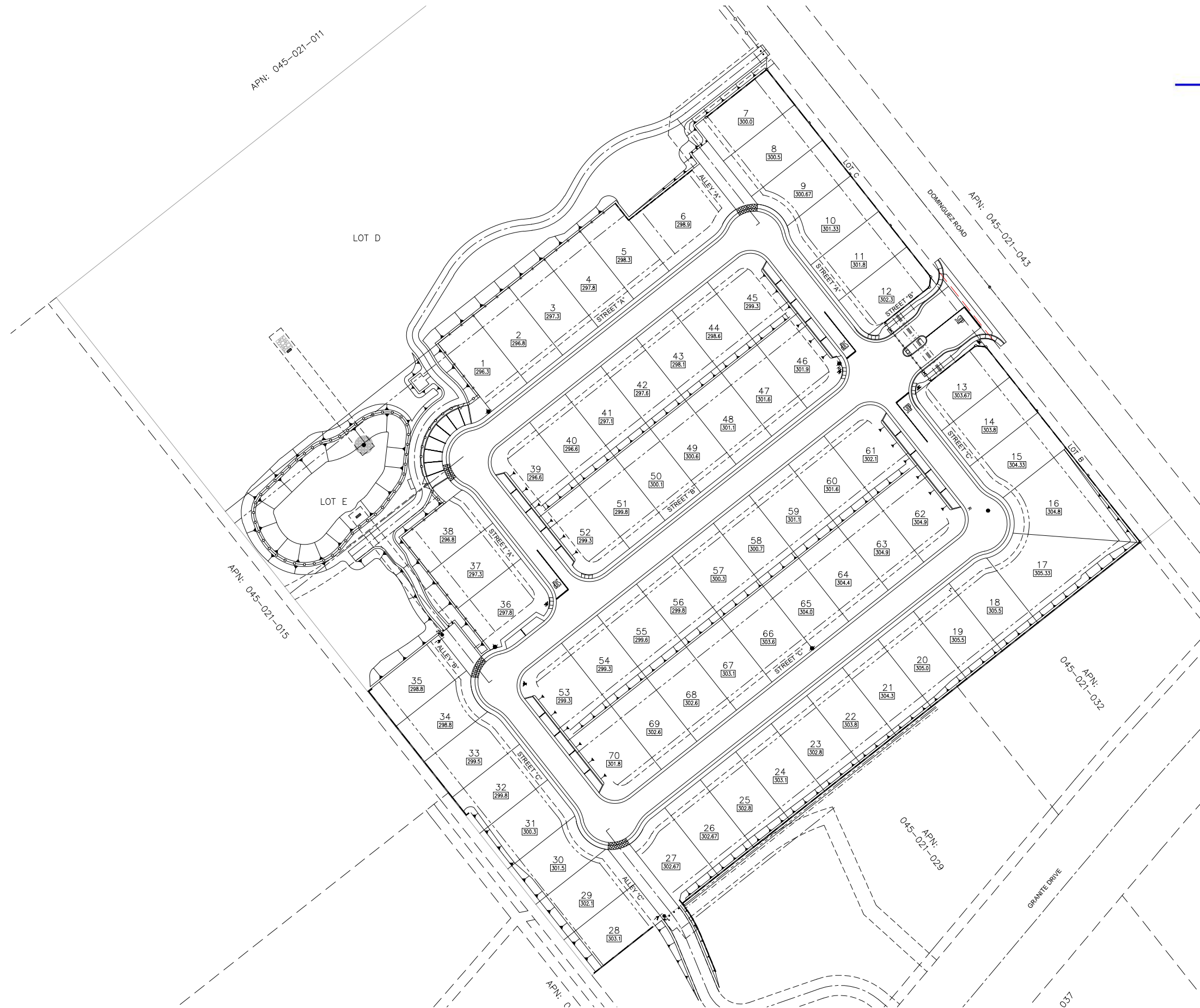


EXHIBIT A

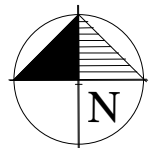
Design Review Documents are available at the Community Development Department

# EXHIBIT A

DR2016-08



VICINITY MAP  
NO SCALE

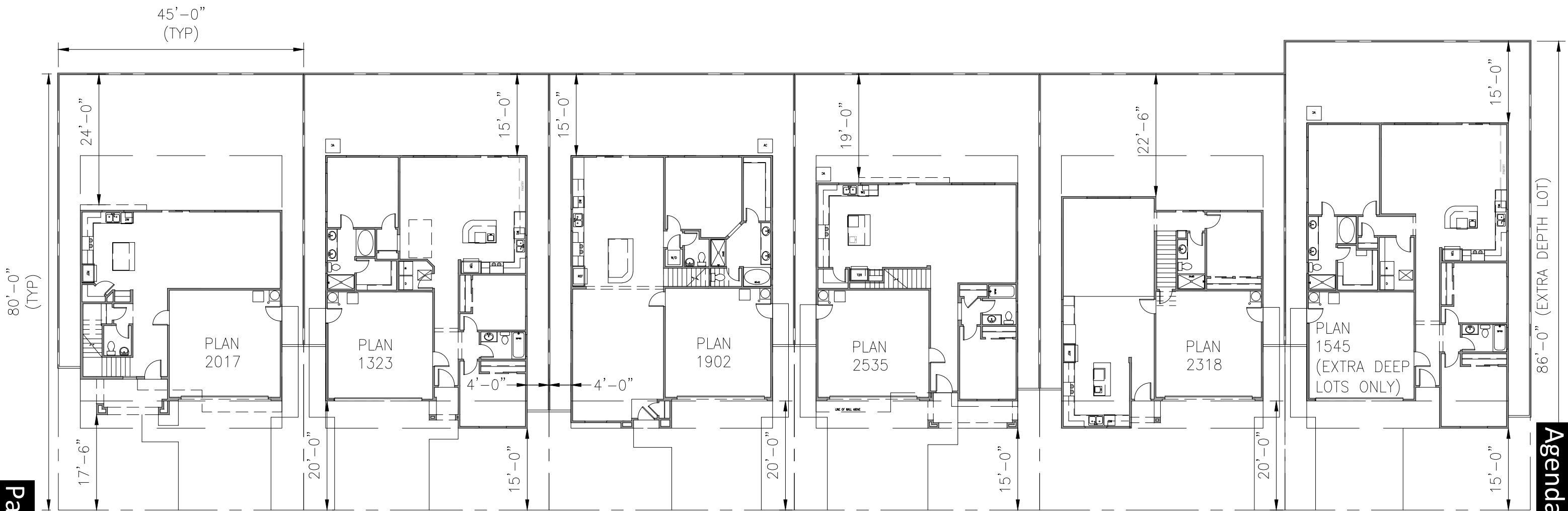


NO SCALE  
APN 045-021-028 THRU  
045-021-031

GRANITE DRIVE  
SITE PLAN



John Mourier Construction Inc.  
Roseville, California



4410 GRANITE DRIVE STREET SCENE



TYPICAL STREETScape  
GRANITE DRIVE



John Mourier Construction Inc.  
Roseville, California





GRANITE DRIVE

### CORNER LOT TYPICAL PRODUCTION LANDSCAPE

**CORNER LANDSCAPE:**

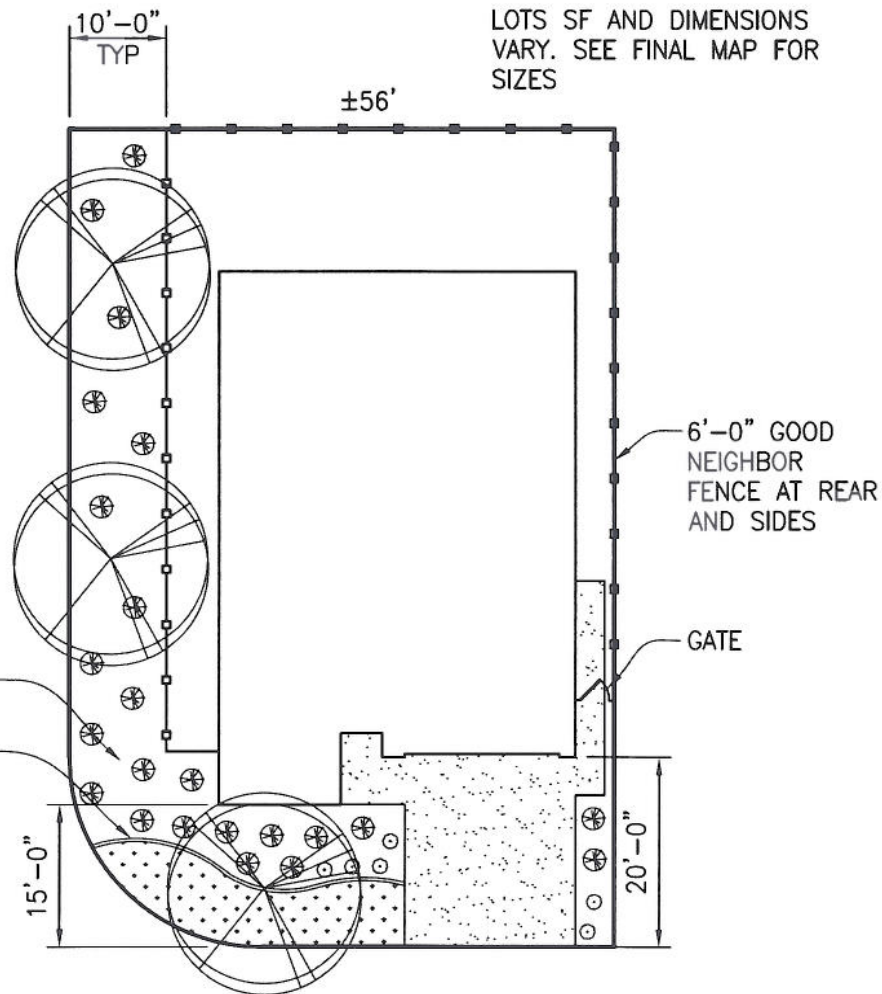
SHRUBS: (23)-5 GALLON, (6)-1 GALLON  
TREES: (3)-24" BOX TREE

LEGEND	
	SOD 25% MAX
	HARDSCAPE
	CONC. CURBING
	WOOD FENCE
	1 GALLON SHRUB
	5 GALLON SHRUB
	24" BOX TREE

±40' CONCRETE CURBING  
MIN. CONCRETE CURBING  
TO TIE INTO CONCRETE  
CURBING ON ADJOINING  
LOT(S)

BARK PLANTER AREA

CONC CURBING



LANDSCAPE TO COMPLY WITH THE STATE MODEL WATER  
EFFICIENT LANDSCAPE ORDINANCE (MWELI).

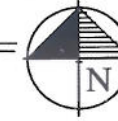
LOT: SITE ADDRESS:

THIS ILLUSTRATIVE DOCUMENT IS INTENDED FOR  
EXCLUSIVE USE OF SALES AND MARKETING  
PURPOSES ONLY. THIS DOCUMENT DOES NOT  
GUARANTEE ANY DIMENSIONS, DISTANCES,  
BEARINGS OR SETBACKS. JMC HOMES RESERVES  
THE RIGHT TO MAKE CHANGES TO THIS DOCUMENT  
AT ANY TIME WITHOUT PRIOR NOTICE AND IS NOT  
RESPONSIBLE FOR IRREGULARITIES OR  
DIFFERENCES IN ACTUAL OR "AS-BUILT" LOT  
CHARACTERISTICS.

LOT SIZE:	± VARIES SF.
SCALE:	1"=20'-0"
DATE	8-4-16
BUYERS SIGNATURE	DATE
BUYERS SIGNATURE	DATE



1430 BLUE OAKS BLVD. #190  
ROSEVILLE, CA 95747  
OFFICE: (916) 782-8879  
FAX: (916) 960-5322  
CA. LIC. 613004  
WWW.JMCHOMES.COM



GRANITE DRIVE

### INTERIOR LOT TYPICAL PRODUCTION LANDSCAPE

**TYPICAL LANDSCAPE:**

SHRUBS: (11)-5 GALLON, (7)-1 GALLON  
TREES: (1)-24" BOX TREE

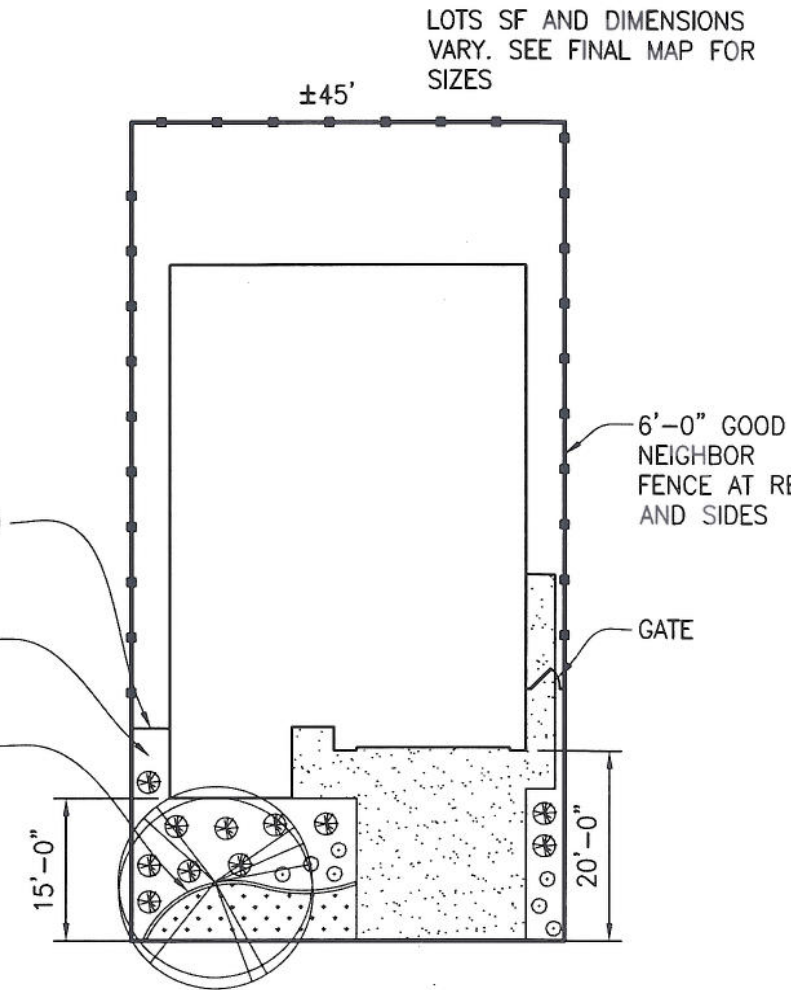
LEGEND	
	SOD 25% MAX
	HARDSCAPE
	CONC. CURBING
	WOOD FENCE
	1 GALLON SHRUB
	5 GALLON SHRUB
	24" BOX TREE

±28' CONCRETE CURBING  
MIN. CONCRETE CURBING  
TO TIE INTO CONCRETE  
CURBING ON ADJOINING  
LOT(S)

6'-0" ENHANCED  
WOOD FENCE

BARK PLANTER  
AREA

CONC CURBING  
(TYP.)



LANDSCAPE TO COMPLY WITH THE STATE MODEL WATER  
EFFICIENT LANDSCAPE ORDINANCE (MWELI).

LOT: SITE ADDRESS:

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SCALE:	1"=20'-0"
DATE	8-4-16
BUYERS SIGNATURE	DATE
BUYERS SIGNATURE	DATE



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FAX: (916) 960-5322  
CA. LIC. 613004  
WWW.JMCHOMES.COM



# PLANT LIST

## TREES

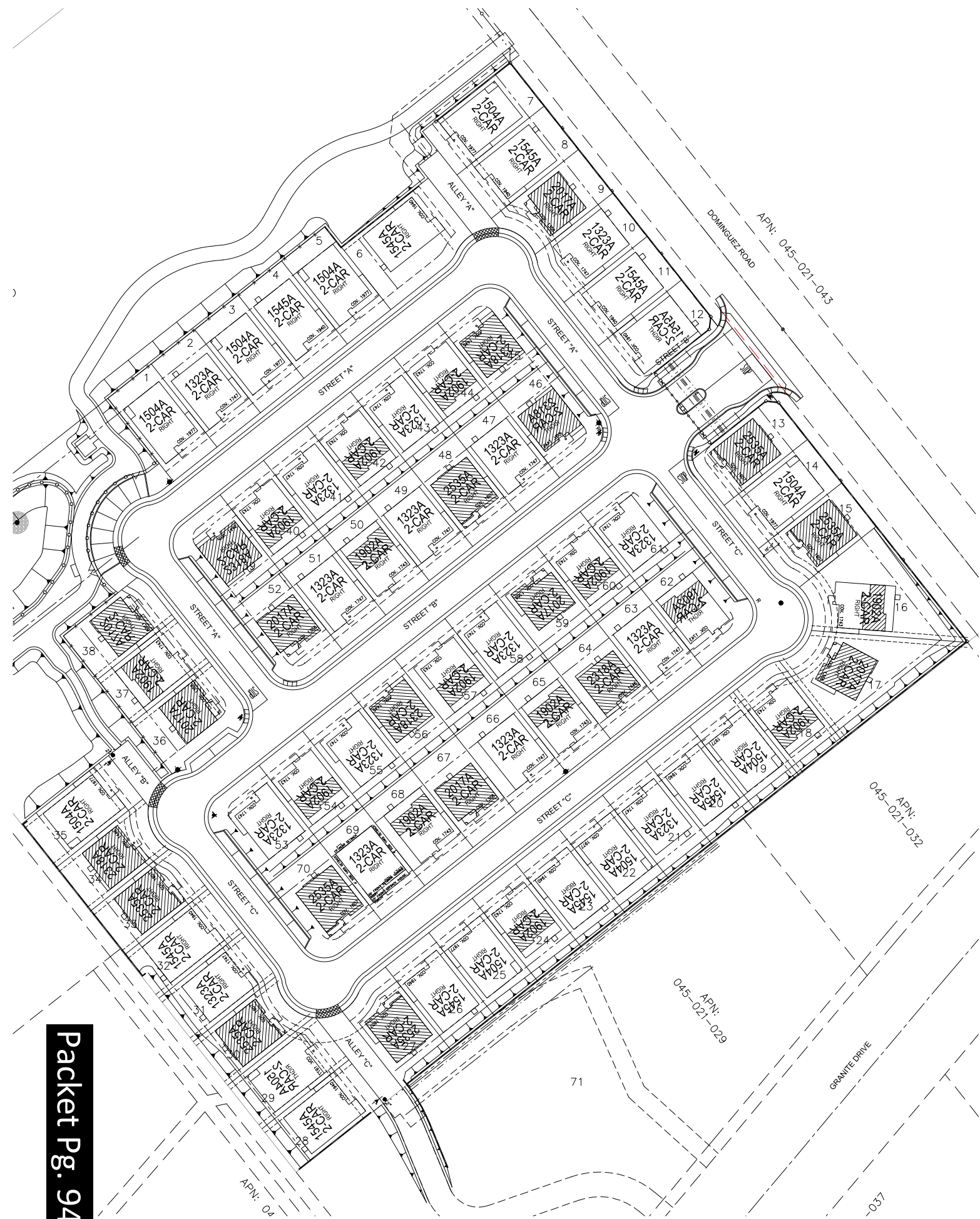
Symbol	Botanical	Common	Water Use
CV	CALLISTEMON VIMINALIS 'NEON PINK'	BOTTLE POP NEON PINK BOTTLEBRUSH	LOW
DVP	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	LOW
PCC	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	LOW
PO	PICEA OMORIKA 'SKY TRAILS'	SKY TRAILS SERBIAN SPRUCE	LOW
QI	QUERCUS ILEX	HOLLY OAK	LOW
QS	QUERCUS SUBER	CORK OAK	LOW
RIM	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' / STANDARD	MAJESTIC BEAUTY INDIAN HAWTHORNE	LOW
PA	PLATANUS X ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE	MED. (only in lawn)
PCA	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR	MED. (only in lawn)
PCV	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	MED. (only in lawn)
PFS	PHOTINIA FRASERI / STANDARD	PHOTINIA	MED. (only in lawn)

## GROUNDCOVERS

Symbol	Botanical	Common	Water Use
L	LAWN - DWARF FESCUE / BLUEGRASS MIX	80% FESCUE - 20% BLUEGRASS BLEND	HIGH
AEC	ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	LOW
CC	CEANOTHUS 'CENTENNIAL'	CENTENNIAL HYBRID WILD LILAC	LOW
CGH	CEANOTHUS GRISEUS HORIZONTALIS 'DIAMOND HEIGHTS'	DIAMOND HEIGHTS VARIEGATED CARMEL CREEPER	LOW
COT	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	LOW
JH	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	LOW
MP	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	LOW
SC	SEDUM 'RAZZLEBERRY'	SUNSPARKLER DAZZLEBERRY SEDUM	LOW
SL	LANTANA X 'MONI'	CONFETTI SPREADING LANTANA	LOW
TL	LANTANA SELLOWIANA	TRAILING LANTANA	LOW
VC	VERBENA CANADENSIS 'HOMESTEAD PURPLE'	PURPLE SPREADER GARDEN VERBENA	LOW
KUR	LIPPIA NODIFLORA 'KURAPIA'	KURAPIA	LOW

## SHRUBS

Symbol	Botanical	Common	Water Use
ADH	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	LOW
AE	ASPIDISTRA ELATIOR	CAST IRON PLANT	LOW
AU	ARBUTUS UNEDO 'COMPACTA'	STRAWBERRY TREE	LOW
AUM	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINNICK	LOW
BD	BUDDLEJA DAVIDII	BUTTERFLY BUSH	LOW
CB	CISTUS X 'BENNETT'S WHITE'	BENNETT'S WHITE ROCK ROSE	LOW
CLJ	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	LOW
CL	CISTUS LADANIFER	CRIMSON SPOT ROCKROSE	LOW
CLM	LANTANA CAMARA 'MONIKE'	TEENIE GENIE COMPACT LANTANA	LOW
CPO	CISTUS PURPUREUS 'ORCHID ROCKROSE'	ORCHID ROCKROSE	LOW
CS	CISTUS X PULVERULENTUS 'SUNSET'	MAGENTA ROCK ROSE	LOW
CS2	CISTUS SALVIFOLIUS	ROCKROSE SAGELEAF	LOW
CX	CEANOTHUS X 'BLUE JEANS'	BLUE JEANS CALIFORNIA LILAC	LOW
DB	DIETES BICOLOR	FORTNIGHT LILY	LOW
DV	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	LOW
HA	HETEROMELES ARBUTIFOLIA	TOYON	LOW
LG	LAGERSTROEMIA 'GAMAD VII'	SWEETHEART DAZZLE DWARF CRAPE MYRTLE	LOW
LG2	LAGERSTROEMIA 'GAMAD III'	SNOW DAZZLE CRAPE MYRTLE	LOW
LI	LAGERSTROEMIA INDICA 'WHIT VI'	BURGUNDY COTTON CRAPE MYRTLE	LOW
LE	LAVENDULA ANGUSTIFOLIA 'ASHDOWN FOREST'	ASHDOWN FOREST ENGLISH LAVENDER	LOW
LS	LAVENDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	LOW
MA	MYRSINE AFRICANA	AFRICAN BOXWOOD	LOW
MAG	MUHLENBERGIA LINDHEIMERI 'LENI'	AUTUMN GLOW MUHLY	LOW
MC	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST PINK MUHLY	LOW
ND	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	LOW
PT	PHORMIUM TENAX 'APRICOT QUEEN'	NEW ZEALAND FLAX	LOW
PTF	COLEONEMA PULCHRUM 'COMPACTA'	FIREBIRD FLAX	LOW
RIP	RHAPHIOLEPIS INDICA 'PINKIE'	PINKIE INDIAN HAWTHORNE	LOW
RIS	RHAPHIOLEPIS INDICA 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORNE	LOW
RO	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	LOW
SG	SALVIA GREGGII 'RED'	AUTUMN SAGE	LOW
TF	TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	LOW



Granite Drive 45' Wide Lots X = Plan Fits Lot

	1323	1504	1545	1902	2017	2318	2535
	37' wide x 50' deep 2-car	37' wide x 56' deep 2-car	37' wide x 56' deep 2-car	37' wide x 50' deep 2-car	37' wide x 38'-6" deep 2-car	37' wide x 42'-6" deep 2-car	37' wide x 46' deep 2-car
1	X	X	X	X	X	X	X
2	X	X	X	X	X	X	X
3	X	X	X	X	X	X	X
4	X	X	X	X	X	X	X
5	X	X	X	X	X	X	X
6	X	X	X	X	X	X	X
7	X	X	X	X	X	X	X
8	X	X	X	X	X	X	X
9					X	X	X
10	X			X	X	X	X
11	X	X	X	X	X	X	X
12	X	X	X	X	X	X	X
13	X			X	X	X	X
14	X	X	X	X	X	X	X
15					X	X	X
16	X			X	X	X	X
17					X	X	X
18	X			X	X	X	X
19	X	X	X	X	X	X	X
20	X	X	X	X	X	X	X
21	X	X	X	X	X	X	X
22	X	X	X	X	X	X	X
23	X	X	X	X	X	X	X
24	X	X	X	X	X	X	X
25	X	X	X	X	X	X	X
26	X	X	X	X	X	X	X
27					X	X	X
28	X	X	X	X	X	X	X
29	X	X	X	X	X	X	X
30					X	X	X
31	X			X	X	X	X
32	X	X	X	X	X	X	X
33	X			X	X	X	X
34					X	X	X
35	X	X	X	X	X	X	X
36					X	X	X
37	X			X	X	X	X
38					X	X	X
39					X	X	
40	X			X	X	X	X
41	X			X	X	X	X
42	X			X	X	X	X
43	X			X	X	X	X
44	X			X	X	X	X
45					X	X	
46					X	X	
47	X			X	X	X	X
48	X			X	X	X	X
49	X			X	X	X	X
50	X			X	X	X	X
51	X			X	X	X	X
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65	X			X	X	X	X
66	X			X	X	X	X
67	X			X	X	X	X
68	X			X	X	X	X
69	X			X	X	X	X
70	X			X	X	X	X
	1323	1504	1545	1902	2017	2318	2535



# MATERIALS PALETTE

ELEVATION 'A' MATERIAL



EAGLE ROOFING: MALIBU #2555 ALHAMBRA

ELEVATION 'B' MATERIAL



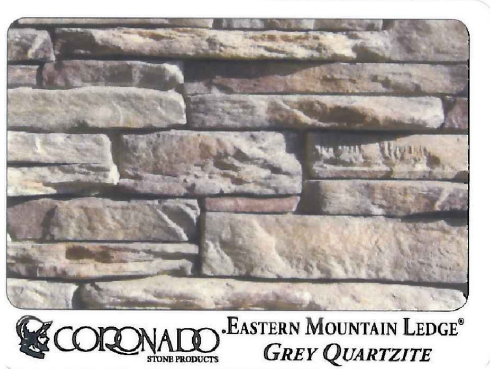
EAGLE ROOFING: PONDEROSA #5557 LIVE OAK

ELEVATION 'C' MATERIAL



EAGLE ROOFING: PONDEROSA #5699 CHARCOAL RANGE

ELEVATION A HAS NO MASONRY



MASONRY TYPE B1



MASONRY TYPE C1



MASONRY TYPE B2



MASONRY TYPE C2

MATERIALS  
PALETTE  
GRANITE DRIVE



John Mourier Construction Inc.  
Roseville, California

# JMC Homes

## EXTERIOR COLOR SCHEMES - GRANITE DRIVE

Style	Schemes	Trim	Body	Shadow	Entry Door/ Shutters
		Frazee	Frazee	Frazee	Frazee
A Elevations Spanish	F1	CL 2744D Dingo	CL 2892W Tranquil	N/A	CL 2686N Wheel Barrow
	F2	CL 2871W Fantail	CL 2834D Falcon	N/A	CL 2876N Dug Up
	F3	CLC 1276D Ott	CL 2831W Duck Down	N/A	CL 2684D Deck Chair
	F4	CLW 1038W Wapta	CL 2873M Water Cracker	N/A	CL 2647N Fudge
	F5	CL 2651W Bunting	CL 2673W Trotting	N/A	CL 2637N Anthill
B Elevations Craftsman	F6	CLW 1038W Wapta	CLC 1274D Aurora	CL 2873M Water Cracker	CL 2647N Fudge
	F7	CL 2911W Tree Bark	CL 2933M Salsify	CL 2935D Seaweed	CL 2627N Chocolate Brownie
	F8	CLW 1038W Wapta	CL 2831W Duck Down	CLC 1268W Rye	CL 2684D Deck Chair
	F9	CLW 1038W Wapta	CL 3244M Turbo	CL 3243W Womb	CL 3186A Soot
	F10	CLW 1047W Deer Feather	CL 2892W Tranquil	CLC 1226D Hipster	CL 2844D Dialogue
C Elevations French	F11	CLW 1038W Wapta	CLC 1273W Cartographic	CL 2853M Guttled	CL 3234D Shoal
	F12	CL 2865D Exile	CL 2862W Tracing Paper	CL 2864M Bonaparte	CL 3176N Raccoon
	F13	CLW 1037W Stoney Plain	CL 3213M Seattle	CL 3214M Wavelength	CL 3136A Copyrite
	F14	CLW 1037W Stoney Plain	CL 3254M Stiletto	CL 3264D Tornado	CLV 1183N Rudiment
	F15	CL 2651M Bunting	CL 2683D Smoked Trout	CL 2884D Stonecrop	CL 3247N Cowboy

*Please note that to gain an accurate representation of exterior paint color they should be viewed in natural light, preferably outdoors.*



# SPANISH "A" ELEVATIONS

**SCHEME F1**

**TRIM**  
CL 2744D Dingo

**BODY**  
CL 2892W Tranquil

**DOOR/  
SHUTTERS**  
CL 2686N Wheel Barrow



**SCHEME F2**

**TRIM**  
CL 2871W Fantail

**BODY**  
CL 2834D Falcon

**DOOR/  
SHUTTERS**  
CL 2876N Dug Up



**SCHEME F3**

**TRIM**  
CLC 1276D Ott

**BODY**  
CL 2831W Duck Down

**DOOR/  
SHUTTERS**  
CL 2684D Deck Chair



**SCHEME F4**

**TRIM**  
CLW 1038W Wapta

**BODY**  
CL 2873M Water Cracker

**DOOR/  
SHUTTERS**  
CL 2647N Fudge



**SCHEME F5**

**TRIM**  
CL 2651W Bunting

**BODY**  
CL 2673W Trotting

**DOOR/  
SHUTTERS**  
CL 2637N Anthill





# CRAFTSMAN "B" ELEVATIONS

**SCHEME F6**

**TRIM**  
CLW 1038W Wapta

**BODY**  
CLC 1274D Aurora

**SHADOW**  
CL 2873M Water Cracker

**DOOR/  
SHUTTERS**  
CL 2647N Fudge



**SCHEME F7**

**TRIM**  
CL 2911W Tree Bark

**BODY**  
CL 2933M Salsify

**SHADOW**  
CL 2935D Seaweed

**DOOR/  
SHUTTERS**  
CL 2627N Chocolate Brownie



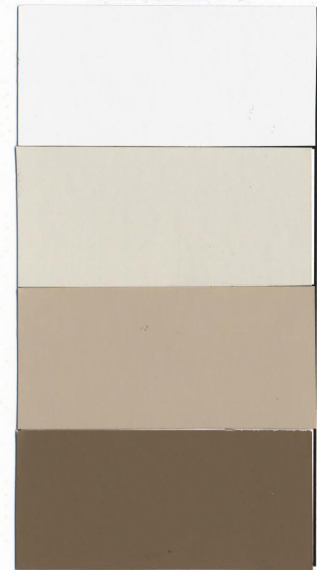
**SCHEME F8**

**TRIM**  
CLW 1038W Wapta

**BODY**  
CL 2831W Duck Down

**SHADOW**  
CLC 1268W Rye

**DOOR/  
SHUTTERS**  
CL 2684D Deck Chair



**SCHEME F9**

**TRIM**  
CLW 1038W Wapta

**BODY**  
CL 3244M Turbo

**SHADOW**  
CL 3243W Womb

**DOOR/  
SHUTTERS**  
CL 3186A Soot



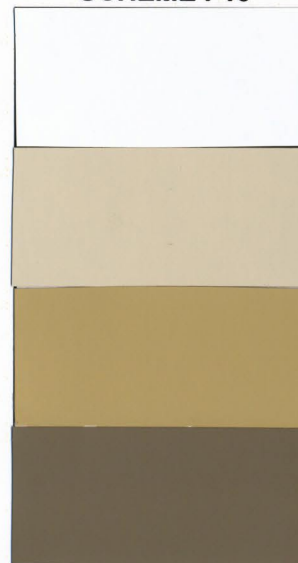
**SCHEME F10**

**TRIM**  
CLW 1047W Deer Feather

**BODY**  
CL 2892W Tranquil

**SHADOW**  
CLC 1226D Hipster

**DOOR/  
SHUTTERS**  
CL 2844D Dialogue



# FRENCH "C" ELEVATIONS

**SCHEME F11**

**TRIM**  
CLW 1038W Wapta

**BODY**  
CLC 1273W Cartographic

**SHADOW**  
CL 2853M Guttet

**DOOR/  
SHUTTERS**  
CL 3234D Shoal



**SCHEME F12**

**TRIM**  
CL 2865D Exile

**BODY**  
CL 2862W Tracing Paper

**SHADOW**  
CL 2864M Bonaparte

**DOOR/  
SHUTTERS**  
CL 3176N Racoon



**SCHEME F13**

**TRIM**  
CLW 1037W Stoney Plain

**BODY**  
CL 3213M Seattle

**SHADOW**  
CL 3214M Wavelength

**DOOR/  
SHUTTERS**  
CL 3136A Copyrite



**SCHEME F14**

**TRIM**  
CLW 1037W Stoney Plain

**BODY**  
CL 3254M Stiletto

**SHADOW**  
CL 3264D Tornado

**DOOR/  
SHUTTERS**  
CLV 1183N Rudiment



**SCHEME F15**

**TRIM**  
CL 2651M Bunting

**BODY**  
CL 2683D Smoked Trout

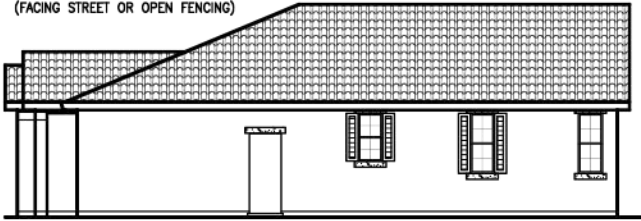
**SHADOW**  
CL 2884D Stonecrop

**DOOR/  
SHUTTERS**  
CL 3247N Cowboy

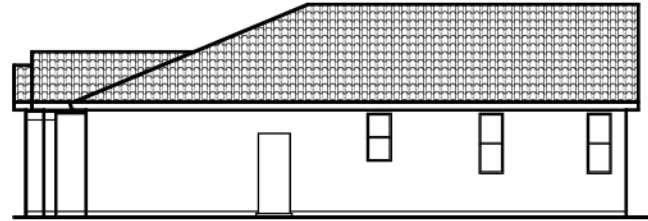




SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

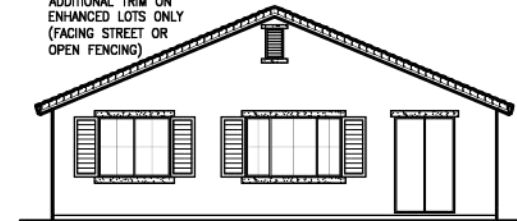


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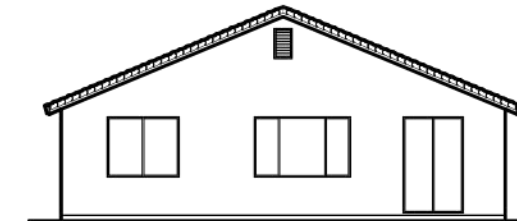


RIGHT ELEVATION 'A'  
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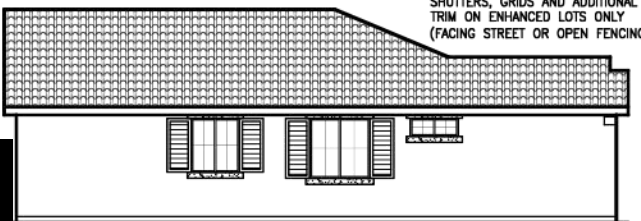


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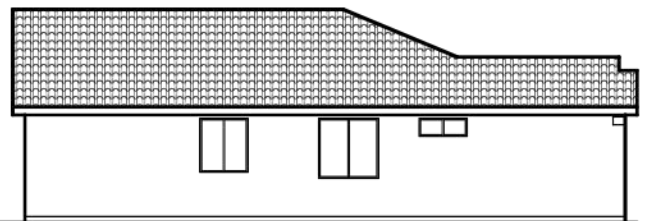


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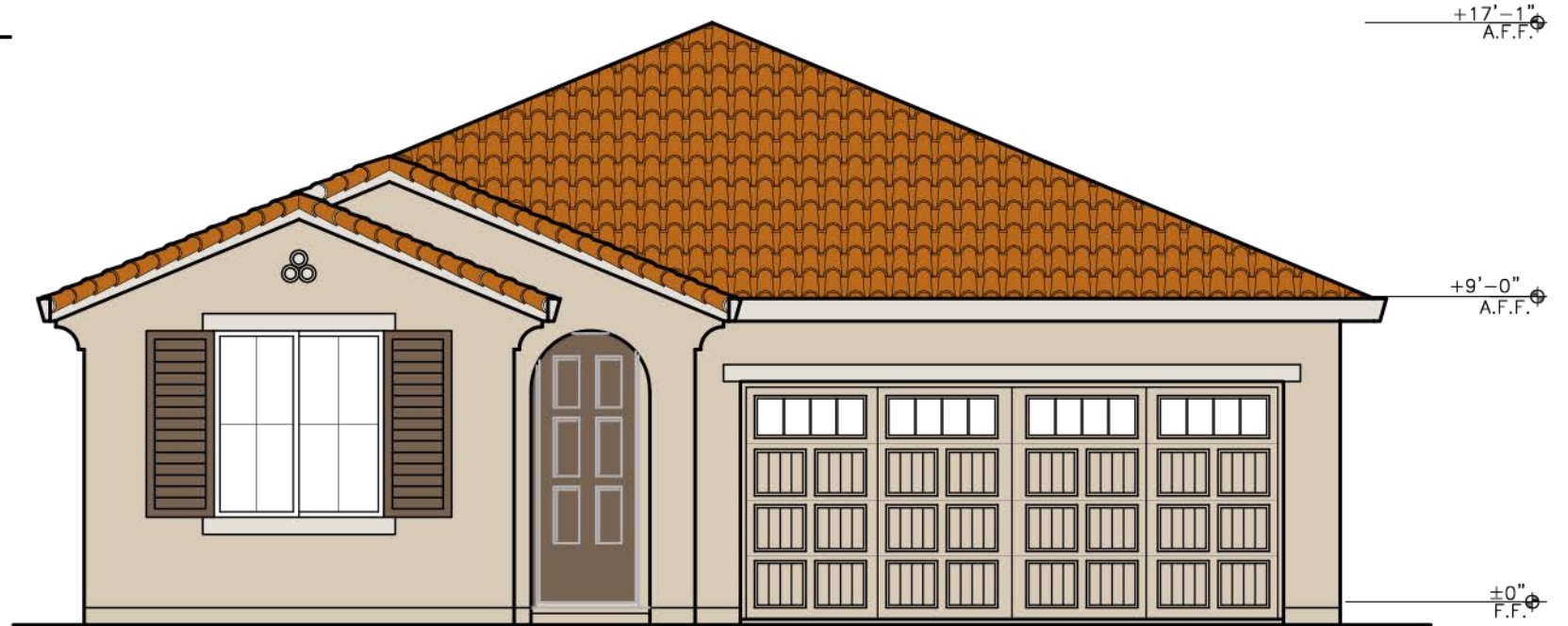
SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED LEFT ELEVATION 'A'  
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'A'  
SCALE: 1/16"=1'-0"



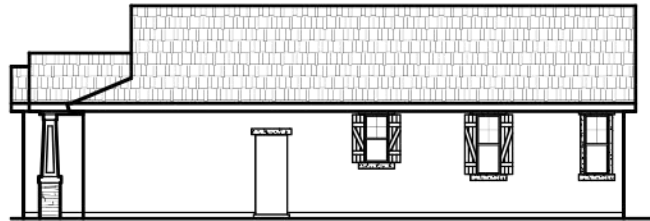
FRONT ELEVATION 'A'  
SCALE: 3/16"=1'-0"

GRANITE DRIVE  
PLAN 1323

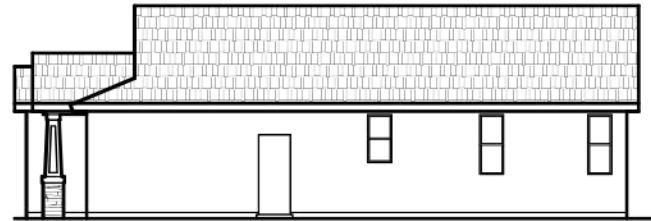


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SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

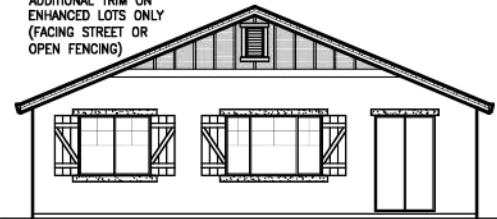


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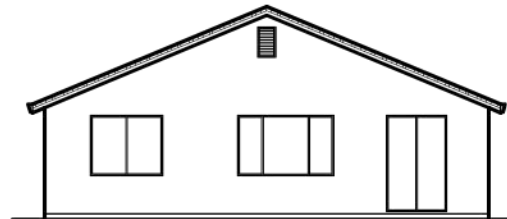


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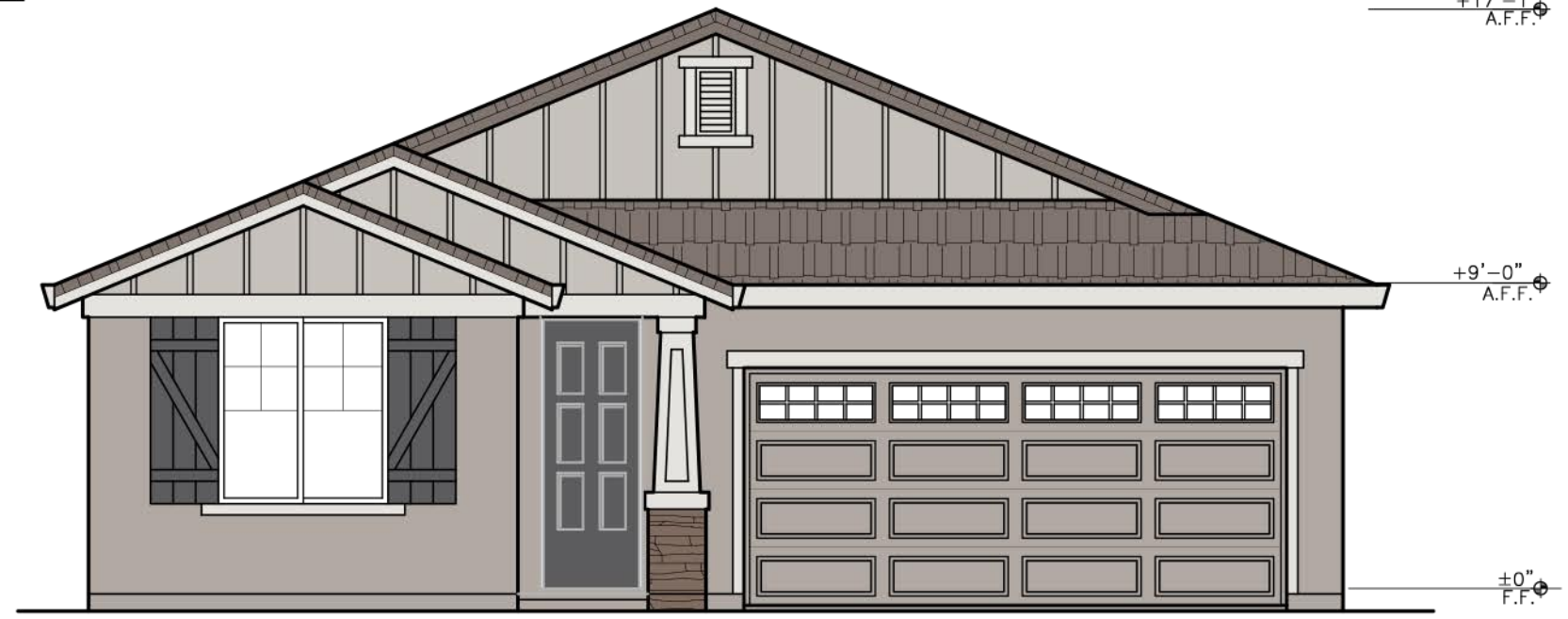
SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED REAR ELEVATION 'B'  
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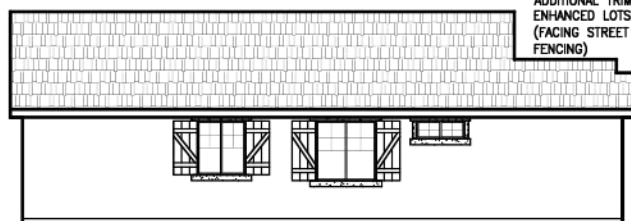


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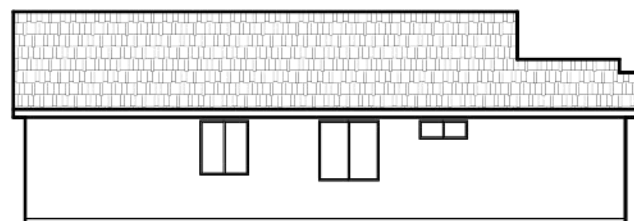


FRONT ELEVATION 'B'  
SCALE: 3/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED LEFT ELEVATION 'B'  
SCALE: 1/16"=1'-0"



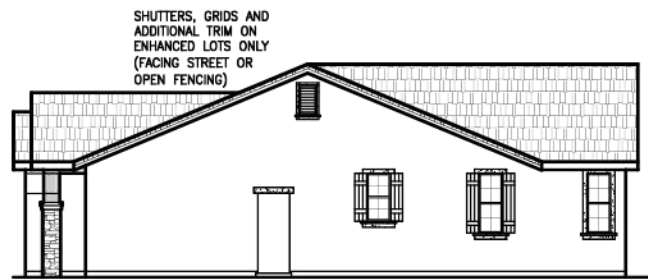
LEFT ELEVATION 'B'  
SCALE: 1/16"=1'-0"

GRANITE DRIVE  
PLAN 1323



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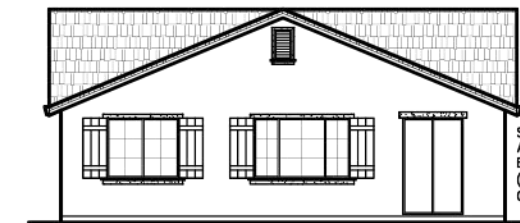




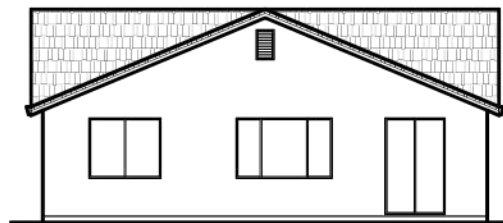
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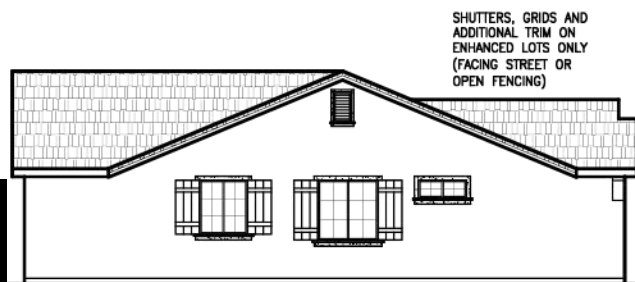
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SCALE: 1/16"=1'-0"



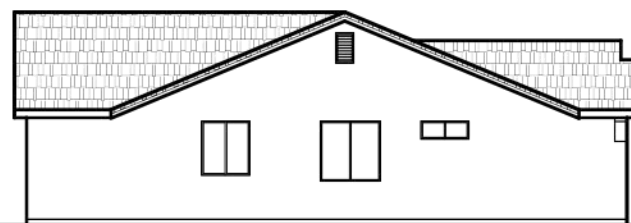
ENHANCED REAR ELEVATION 'C'  
SCALE: 1/16"=1'-0"



REAR ELEVATION 'C'  
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'  
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'C'  
SCALE: 1/16"=1'-0"

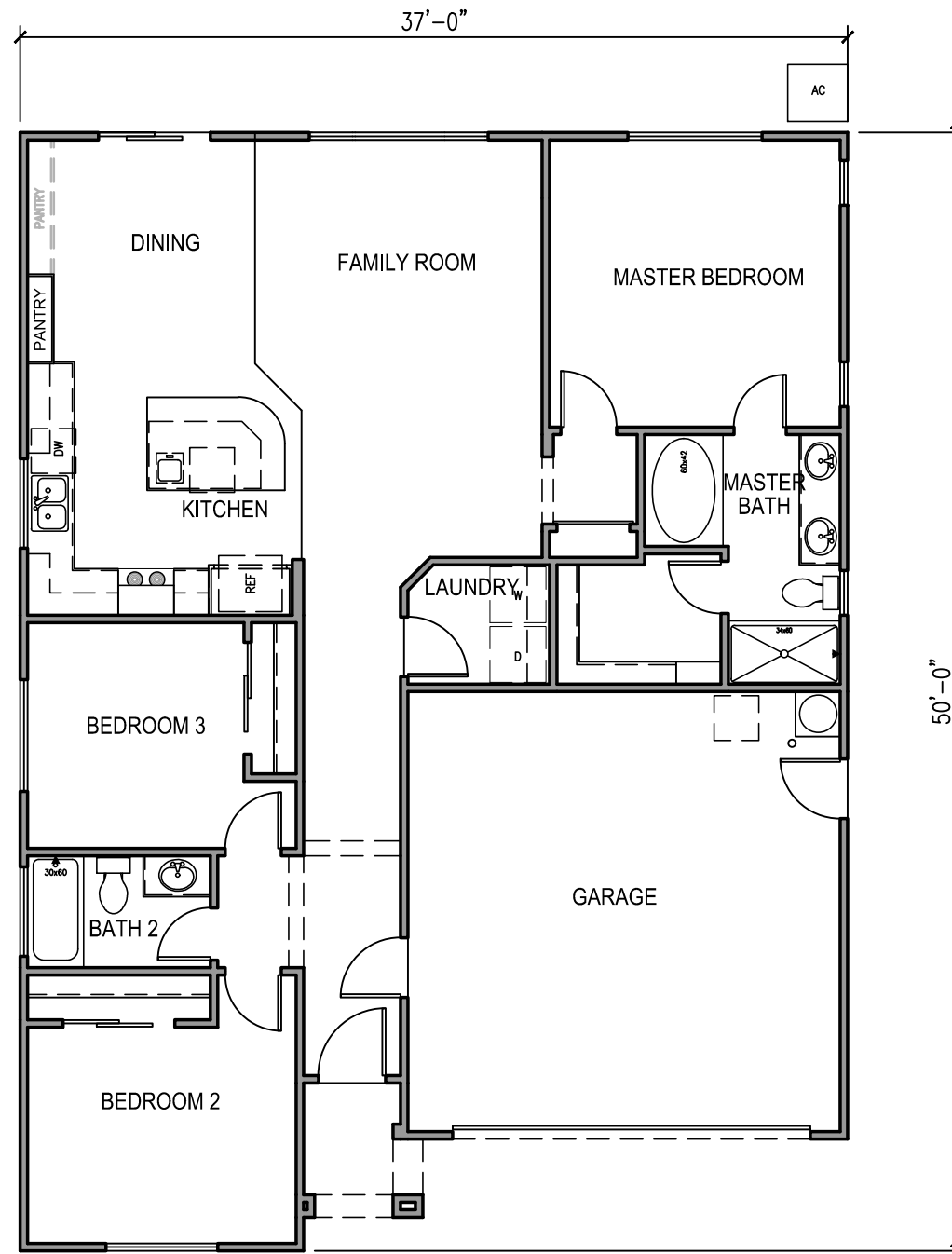


FRONT ELEVATION 'C'  
SCALE: 3/16"=1'-0"

GRANITE DRIVE  
PLAN 1323



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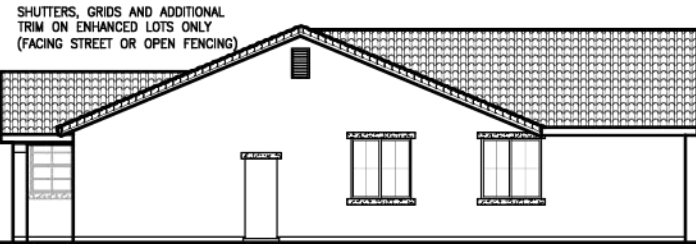


FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

GRANITE DRIVE  
PLAN 1323



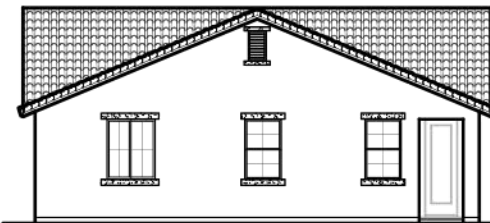
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ENHANCED RIGHT ELEVATION 'A'  
SCALE: 1/16"=1'-0"

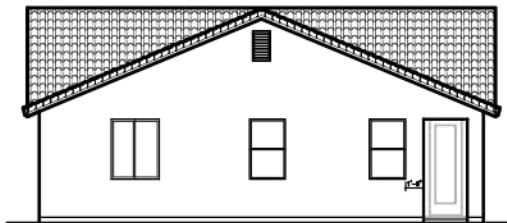


RIGHT ELEVATION 'A'  
SCALE: 1/16"=1'-0"

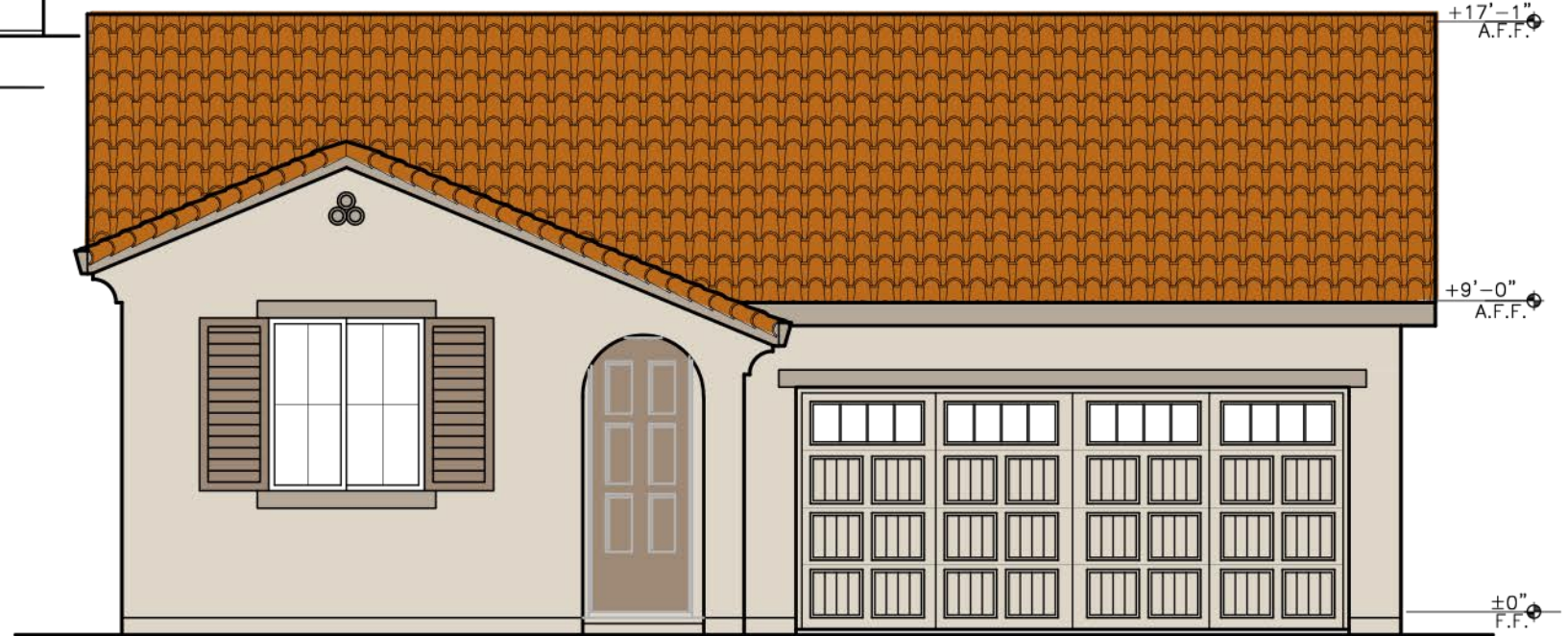


ENHANCED REAR ELEVATION 'A'  
SCALE: 1/16"=1'-0"

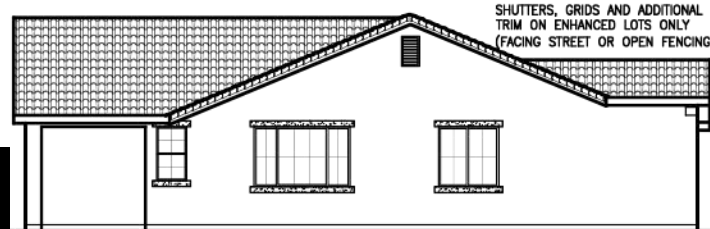
SHUTTERS, GRIDS AND  
ADDITIONAL TRIM ON  
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OPEN FENCING)



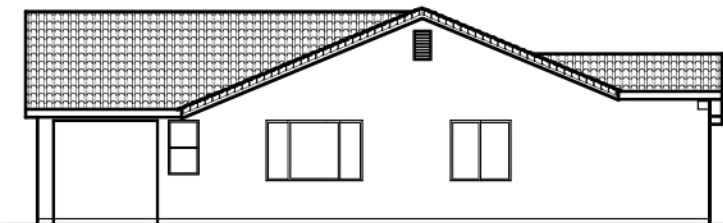
REAR ELEVATION 'A'  
SCALE: 1/16"=1'-0"



FRONT ELEVATION 'A'  
SCALE: 3/16"=1'-0"



ENHANCED LEFT ELEVATION 'A'  
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'A'  
SCALE: 1/16"=1'-0"

GRANITE DRIVE  
PLAN 1504

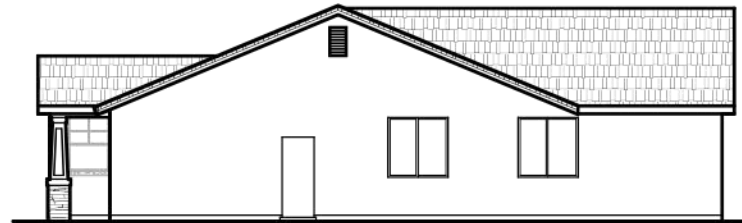


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ENHANCED RIGHT ELEVATION 'B'  
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'B'  
SCALE: 1/16"=1'-0"



ENHANCED REAR ELEVATION 'B'  
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

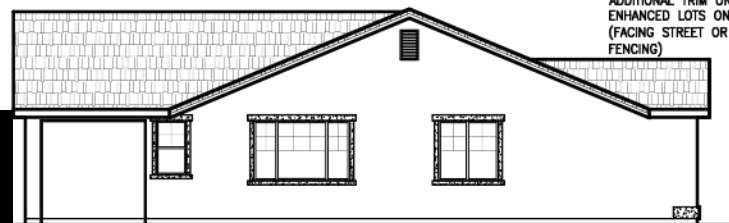


REAR ELEVATION 'B'  
SCALE: 1/16"=1'-0"

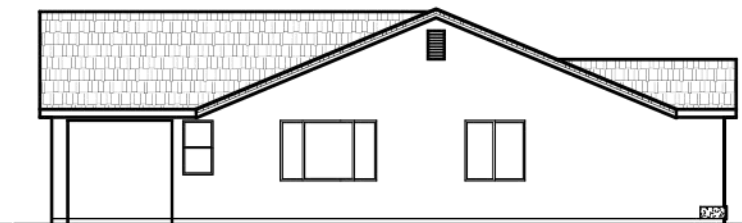


FRONT ELEVATION 'B'  
SCALE: 3/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED LEFT ELEVATION 'B'  
SCALE: 1/16"=1'-0"



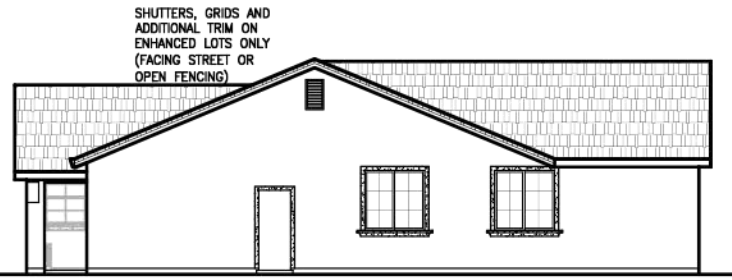
LEFT ELEVATION 'B'  
SCALE: 1/16"=1'-0"

GRANITE DRIVE  
1504



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ENHANCED RIGHT ELEVATION 'C'

SCALE: 1/16"=1'-0"



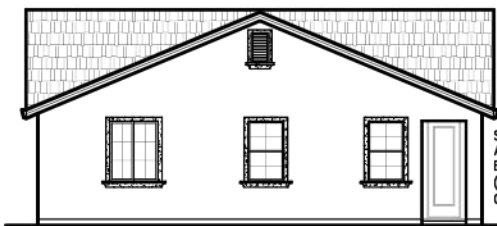
RIGHT ELEVATION 'C'

SCALE: 1/16"=1'-0"



FRONT ELEVATION 'C'

SCALE: 3/16"=1'-0"



ENHANCED REAR ELEVATION 'C'

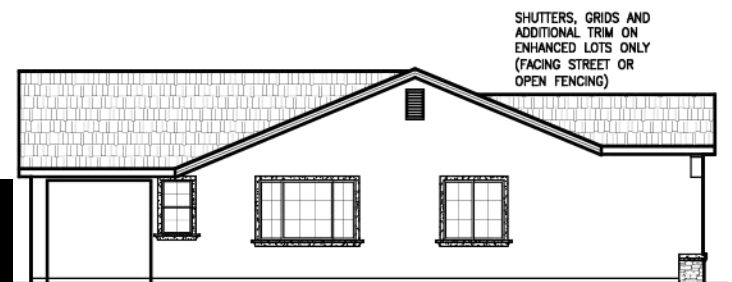
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



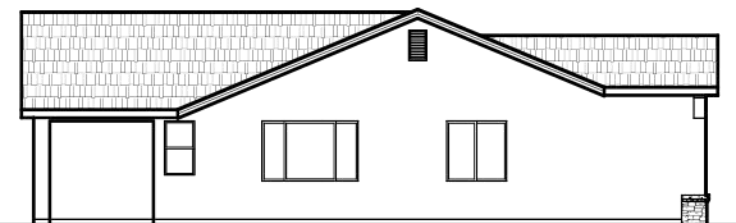
REAR ELEVATION 'C'

SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'

SCALE: 1/16"=1'-0"



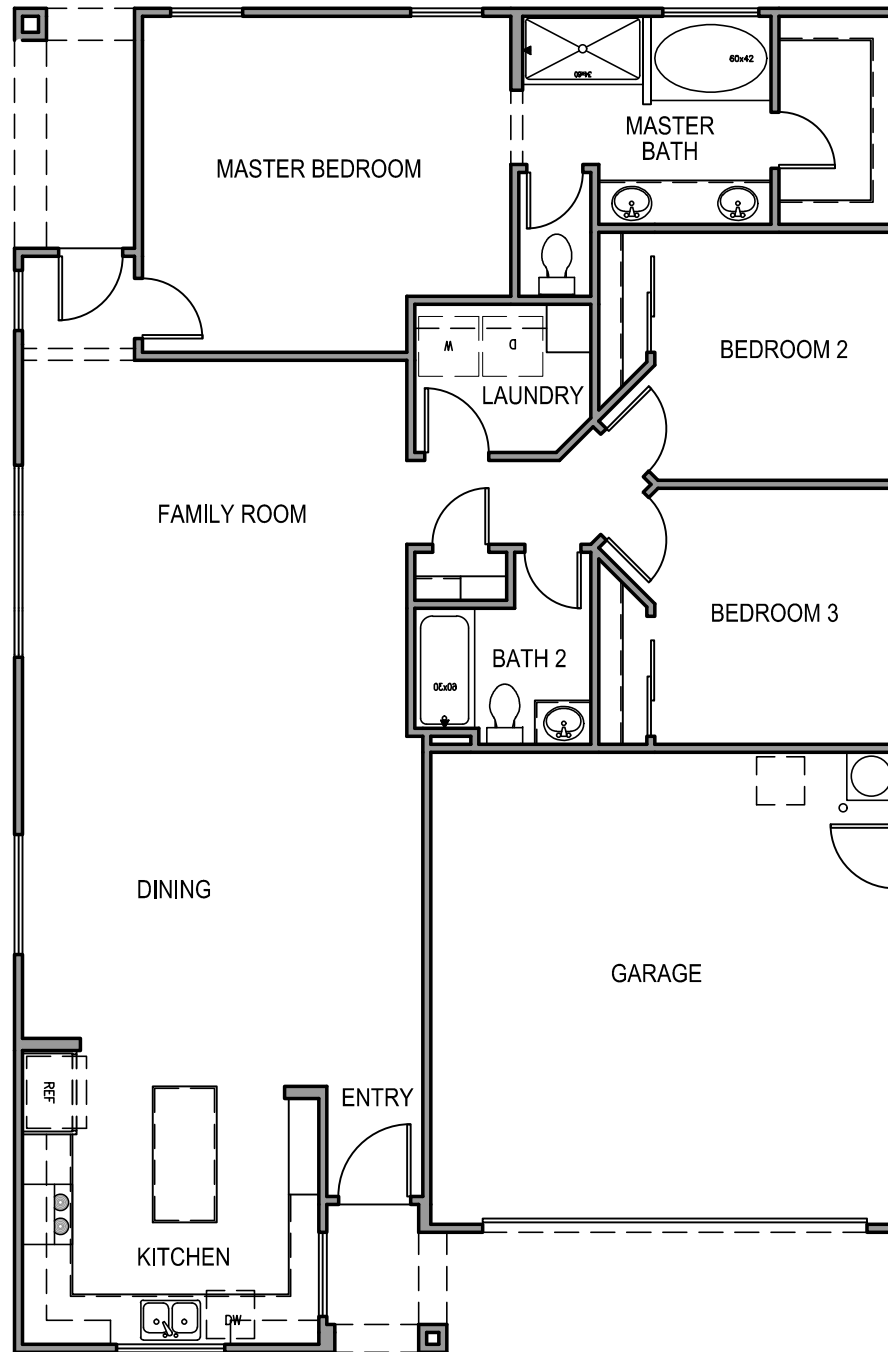
LEFT ELEVATION 'C'

SCALE: 1/16"=1'-0"

GRANITE DRIVE  
PLAN 1504

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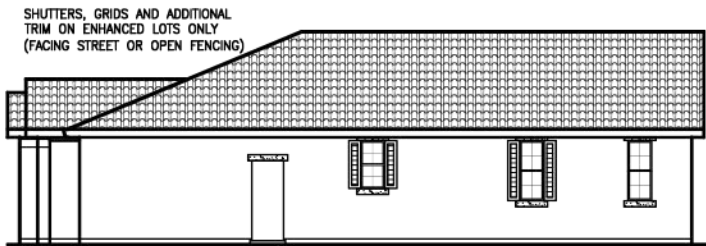


FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

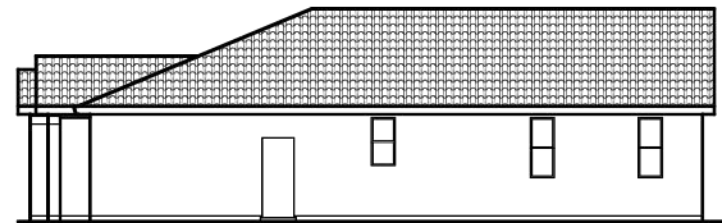
GRANITE DRIVE  
PLAN 1504



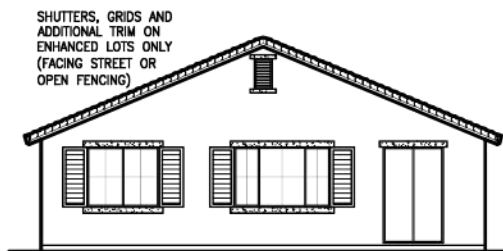
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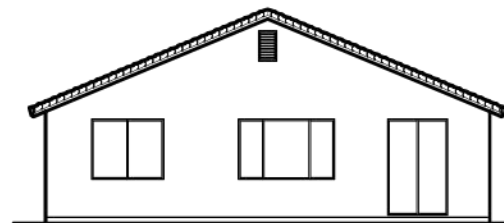
ENHANCED RIGHT ELEVATION 'A'  
SCALE: 1/16"=1'-0"



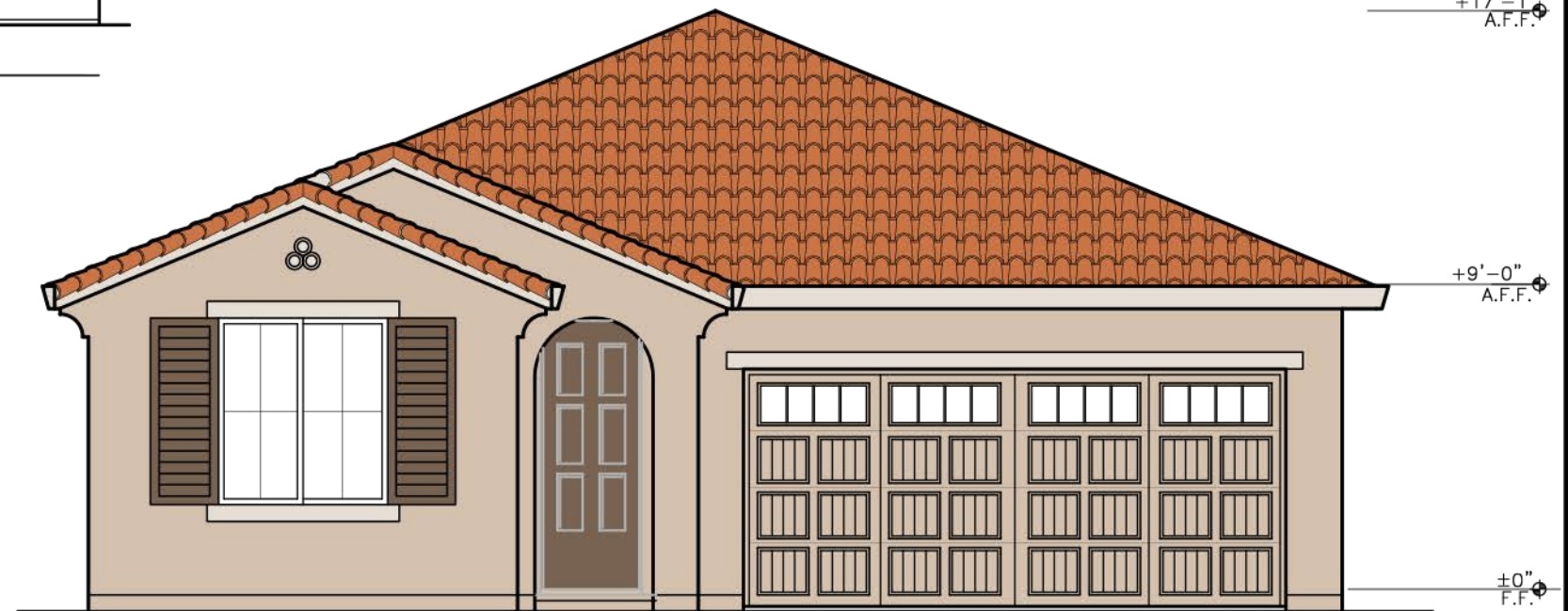
RIGHT ELEVATION 'A'  
SCALE: 1/16"=1'-0"



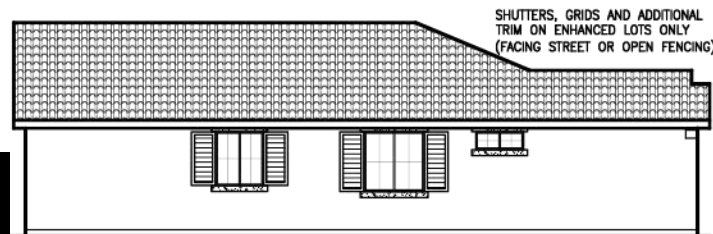
ENHANCED REAR ELEVATION 'A'  
SCALE: 1/16"=1'-0"



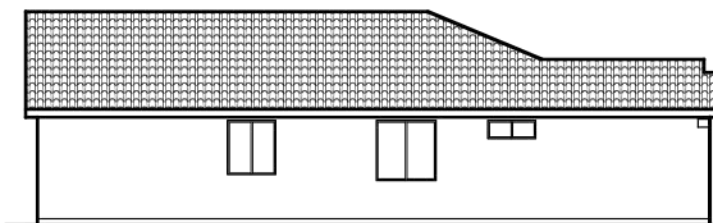
REAR ELEVATION 'A'  
SCALE: 1/16"=1'-0"



FRONT ELEVATION 'A'  
SCALE: 3/16"=1'-0"



ENHANCED LEFT ELEVATION 'A'  
SCALE: 1/16"=1'-0"



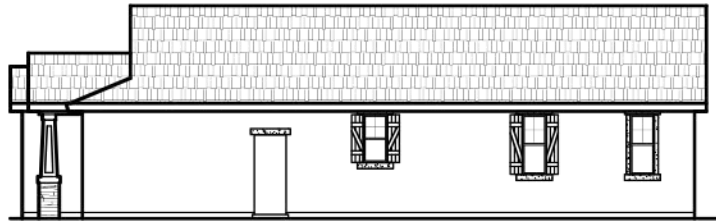
LEFT ELEVATION 'A'  
SCALE: 1/16"=1'-0"

GRANITE DRIVE  
PLAN 1545

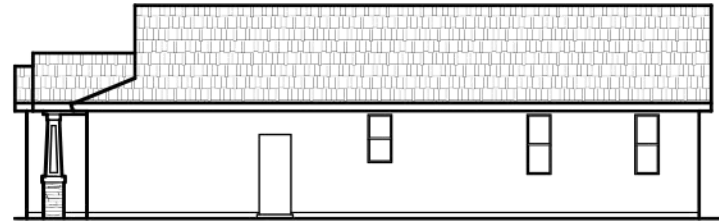


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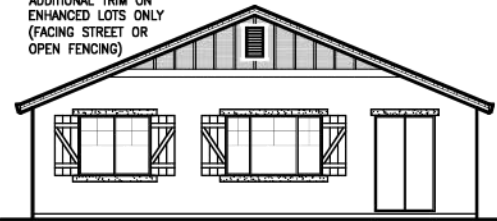


ENHANCED RIGHT ELEVATION 'B'  
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'B'  
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED REAR ELEVATION 'B'  
SCALE: 1/16"=1'-0"

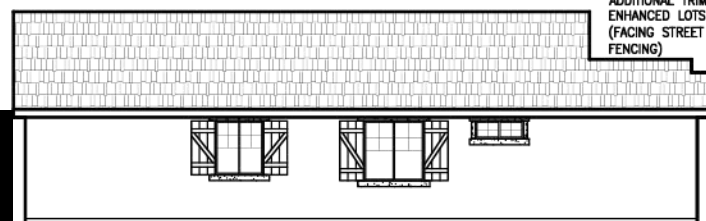


REAR ELEVATION 'B'  
SCALE: 1/16"=1'-0"

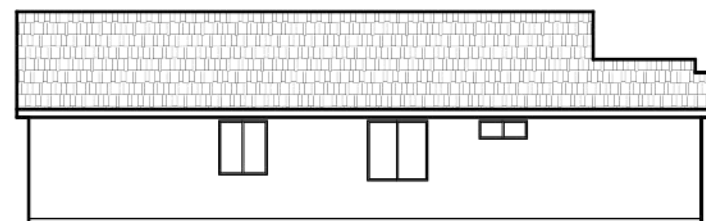


FRONT ELEVATION 'B'  
SCALE: 3/16"=1'-0"

SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)



ENHANCED LEFT ELEVATION 'B'  
SCALE: 1/16"=1'-0"



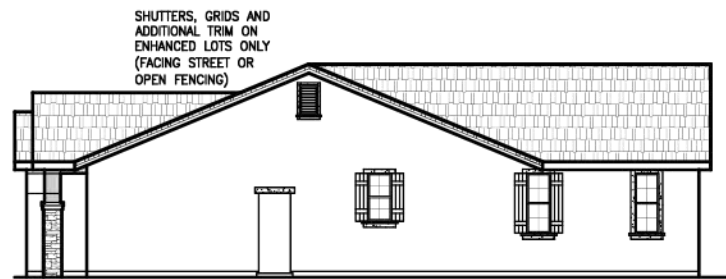
LEFT ELEVATION 'B'  
SCALE: 1/16"=1'-0"

GRANITE DRIVE  
PLAN 1545



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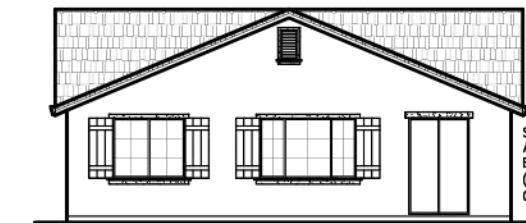




ENHANCED RIGHT ELEVATION 'C'  
SCALE: 1/16"=1'-0"

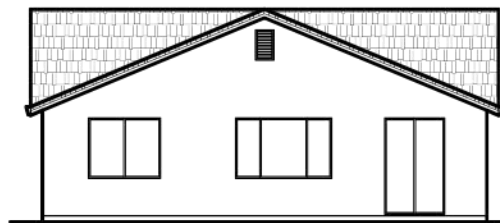


RIGHT ELEVATION 'C'  
SCALE: 1/16"=1'-0"



ENHANCED REAR ELEVATION 'C'  
SCALE: 1/16"=1'-0"

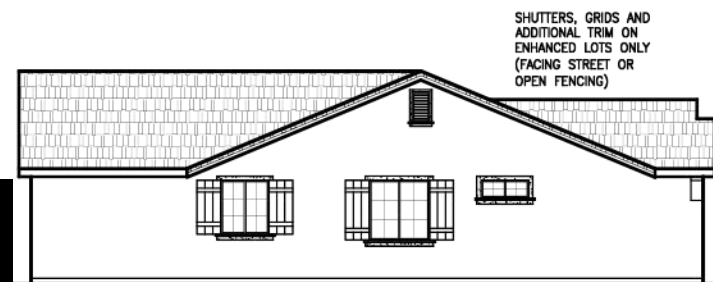
SHUTTERS, GRIDS AND  
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ENHANCED LOTS ONLY  
(FACING STREET OR  
OPEN FENCING)



REAR ELEVATION 'C'  
SCALE: 1/16"=1'-0"

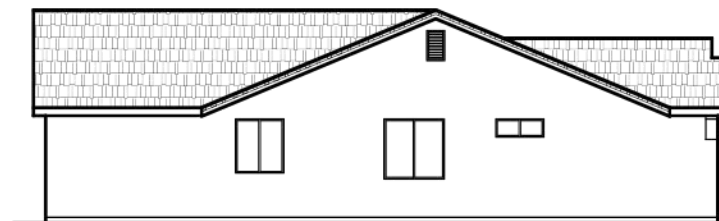


FRONT ELEVATION 'C'  
SCALE: 3/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'  
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS AND  
ADDITIONAL TRIM ON  
ENHANCED LOTS ONLY  
(FACING STREET OR  
OPEN FENCING)

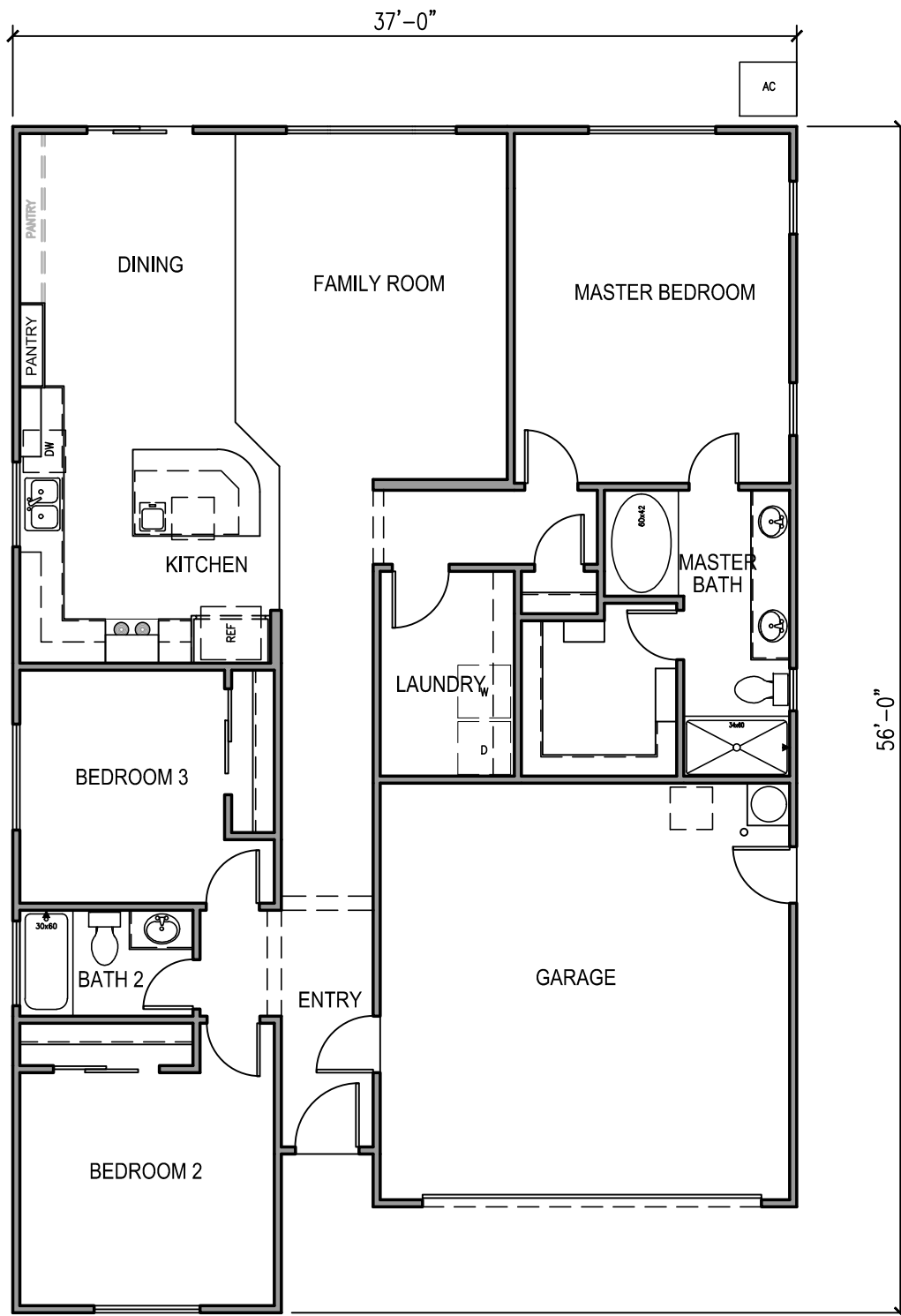


LEFT ELEVATION 'C'  
SCALE: 1/16"=1'-0"

GRANITE DRIVE  
PLAN 1545

**JMC HOMES**

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FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

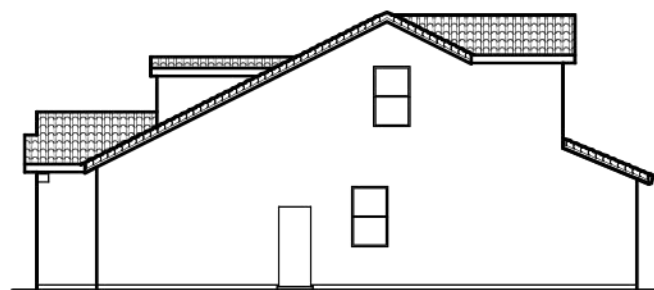
GRANITE DRIVE  
PLAN 1545

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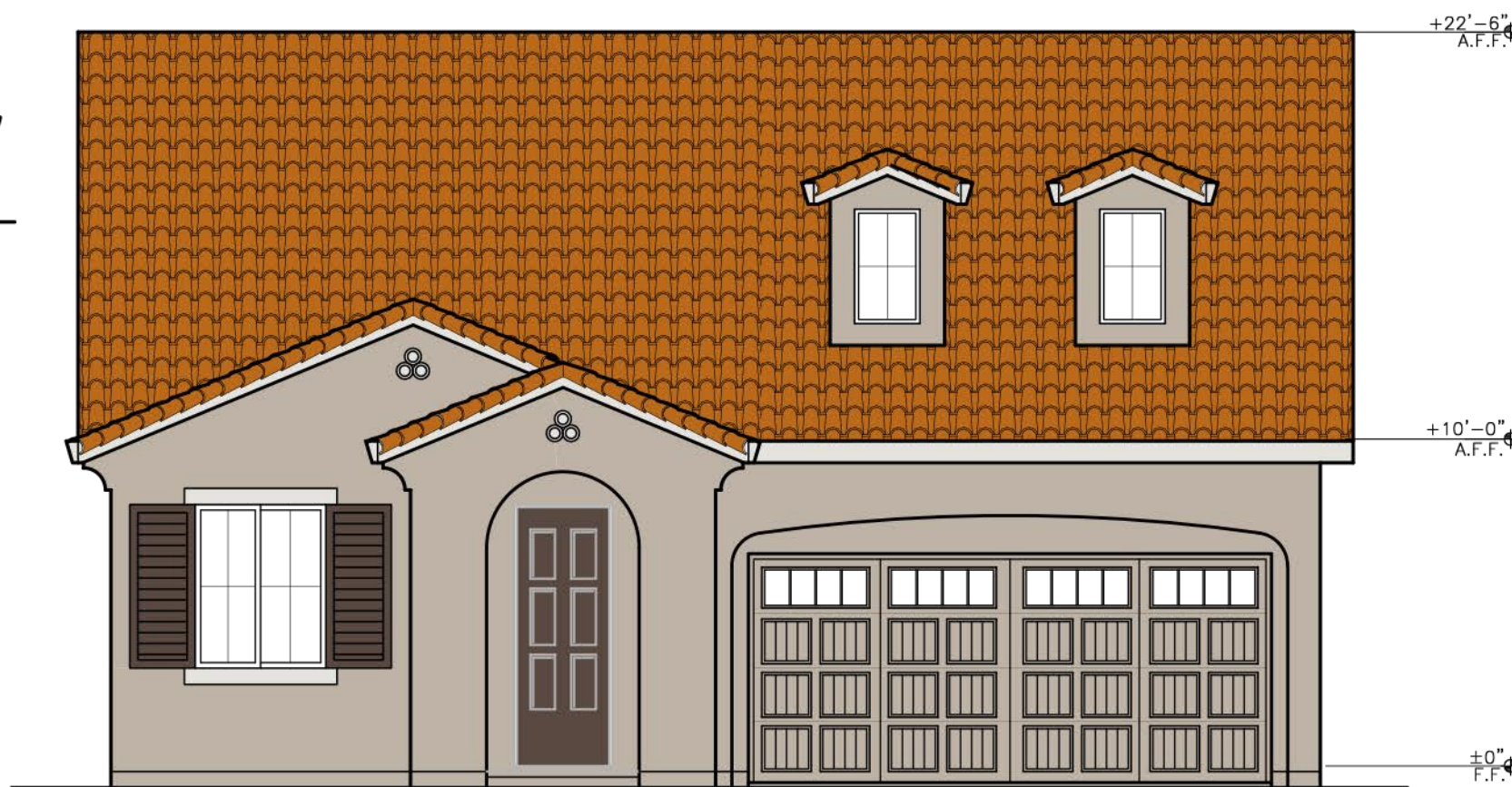
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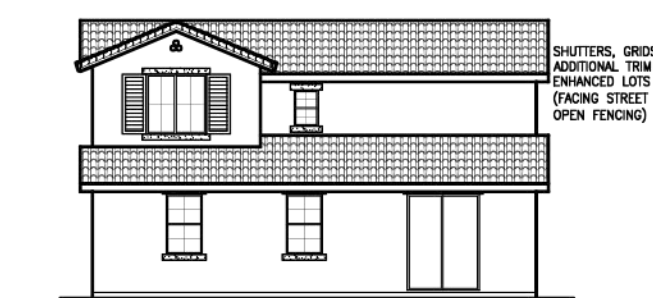
ENHANCED RIGHT ELEVATION 'A'  
SCALE: 1/16"=1'-0"



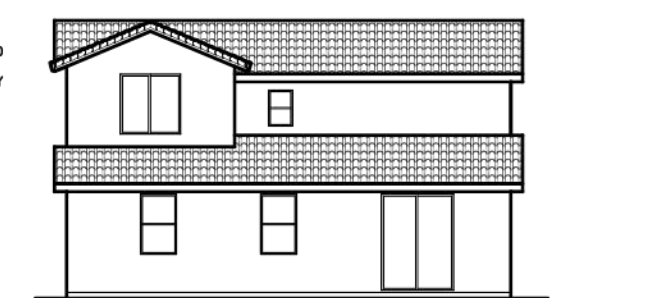
RIGHT ELEVATION 'A'  
SCALE: 1/16"=1'-0"



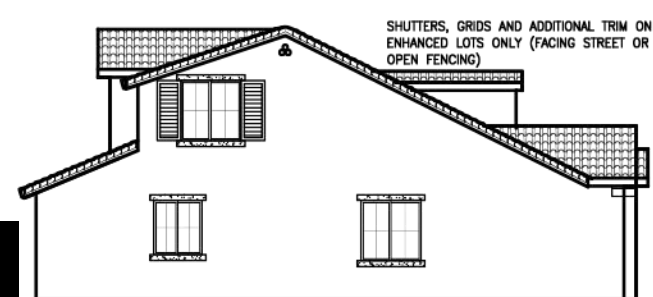
FRONT ELEVATION 'A'  
SCALE: 3/16"=1'-0"



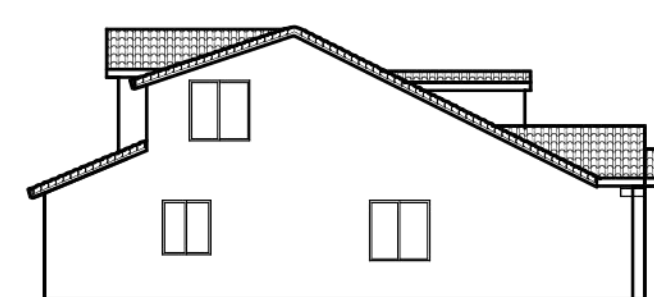
ENHANCED REAR ELEVATION 'A'  
SCALE: 1/16"=1'-0"



REAR ELEVATION 'A'  
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'A'  
SCALE: 1/16"=1'-0"



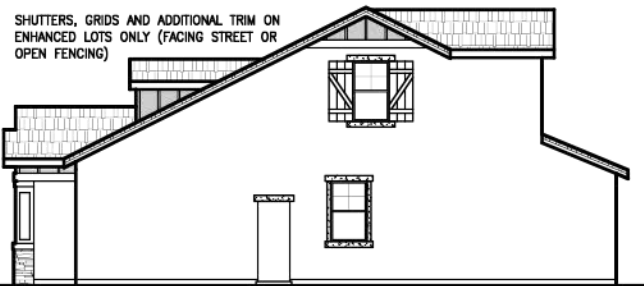
LEFT ELEVATION 'A'  
SCALE: 1/16"=1'-0"

GRANITE DRIVE  
PLAN 1902

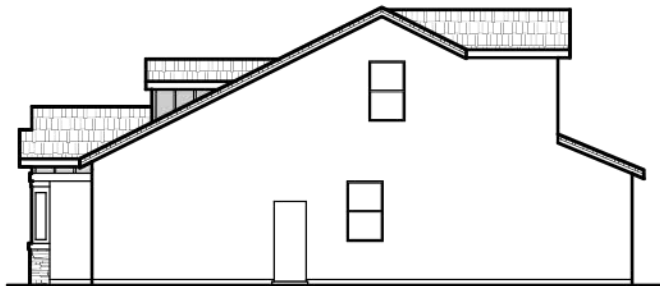


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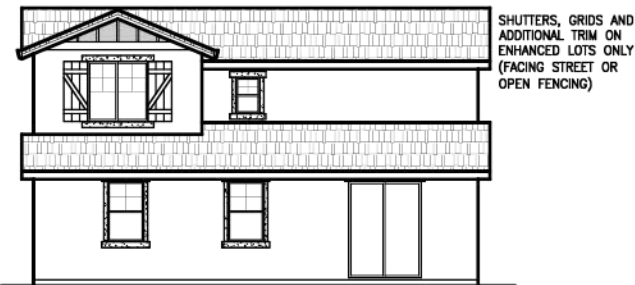




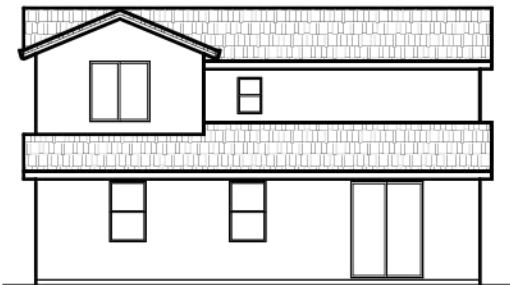
ENHANCED RIGHT ELEVATION 'B'  
SCALE: 1/16"=1'-0"



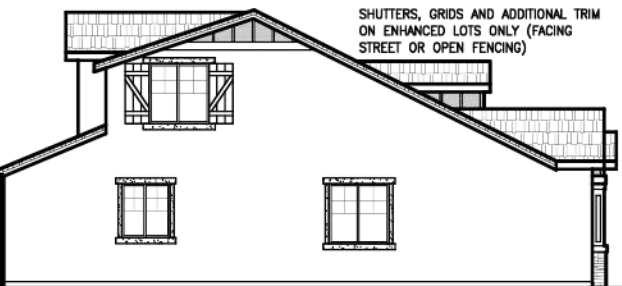
RIGHT ELEVATION 'B'  
SCALE: 1/16"=1'-0"



ENHANCED REAR ELEVATION 'B'  
SCALE: 1/16"=1'-0"



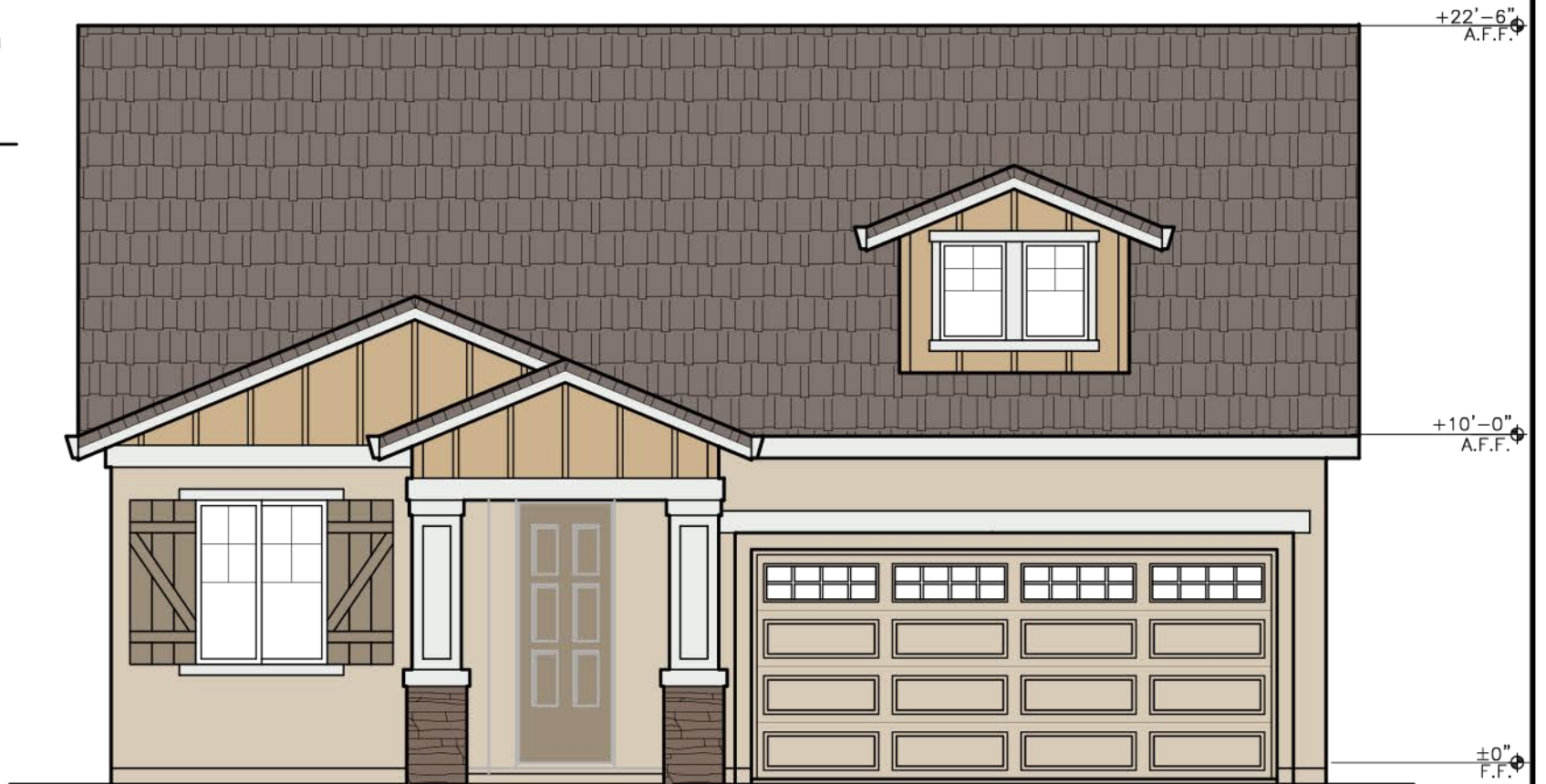
REAR ELEVATION 'B'  
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'B'  
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'B'  
SCALE: 1/16"=1'-0"



FRONT ELEVATION 'B'  
SCALE: 3/16"=1'-0"

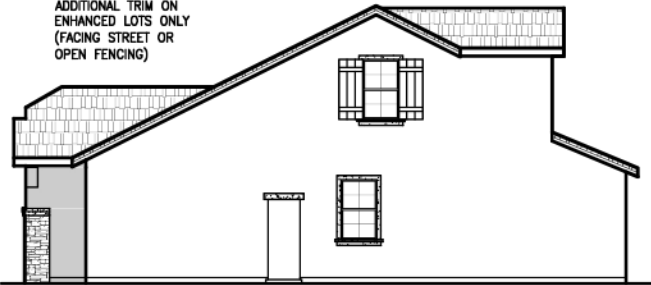
GRANITE DRIVE  
PLAN 1902



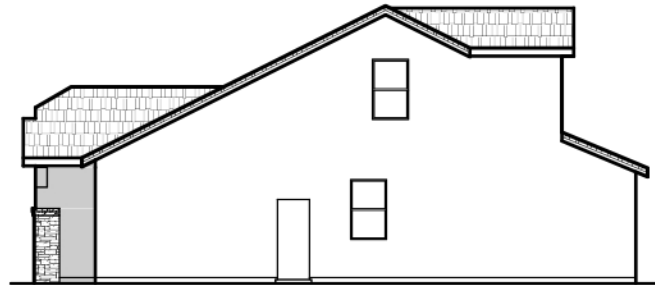
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ENHANCED LOTS ONLY  
(FACING STREET OR  
OPEN FENCING)



ENHANCED RIGHT ELEVATION 'C'  
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'C'  
SCALE: 1/16"=1'-0"



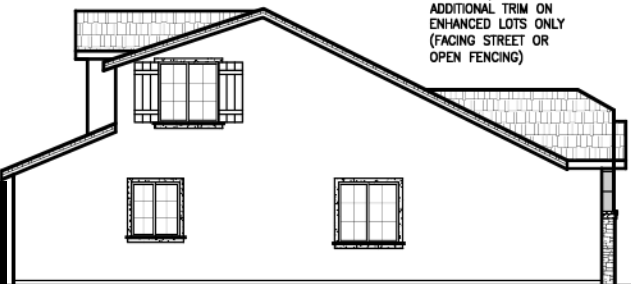
ENHANCED REAR ELEVATION 'C'  
SCALE: 1/16"=1'-0"



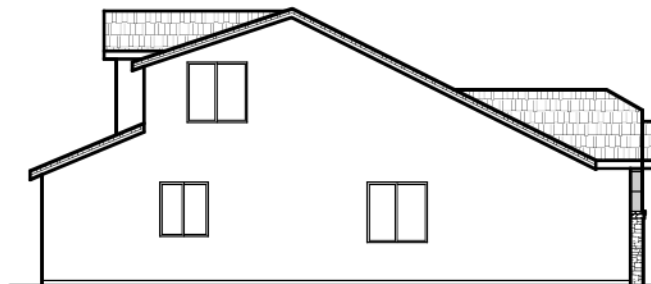
REAR ELEVATION 'C'  
SCALE: 1/16"=1'-0"

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ADDITIONAL TRIM ON  
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(FACING STREET OR  
OPEN FENCING)

SHUTTERS, GRIDS AND  
ADDITIONAL TRIM ON  
ENHANCED LOTS ONLY  
(FACING STREET OR  
OPEN FENCING)



ENHANCED LEFT ELEVATION 'C'  
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'C'  
SCALE: 1/16"=1'-0"

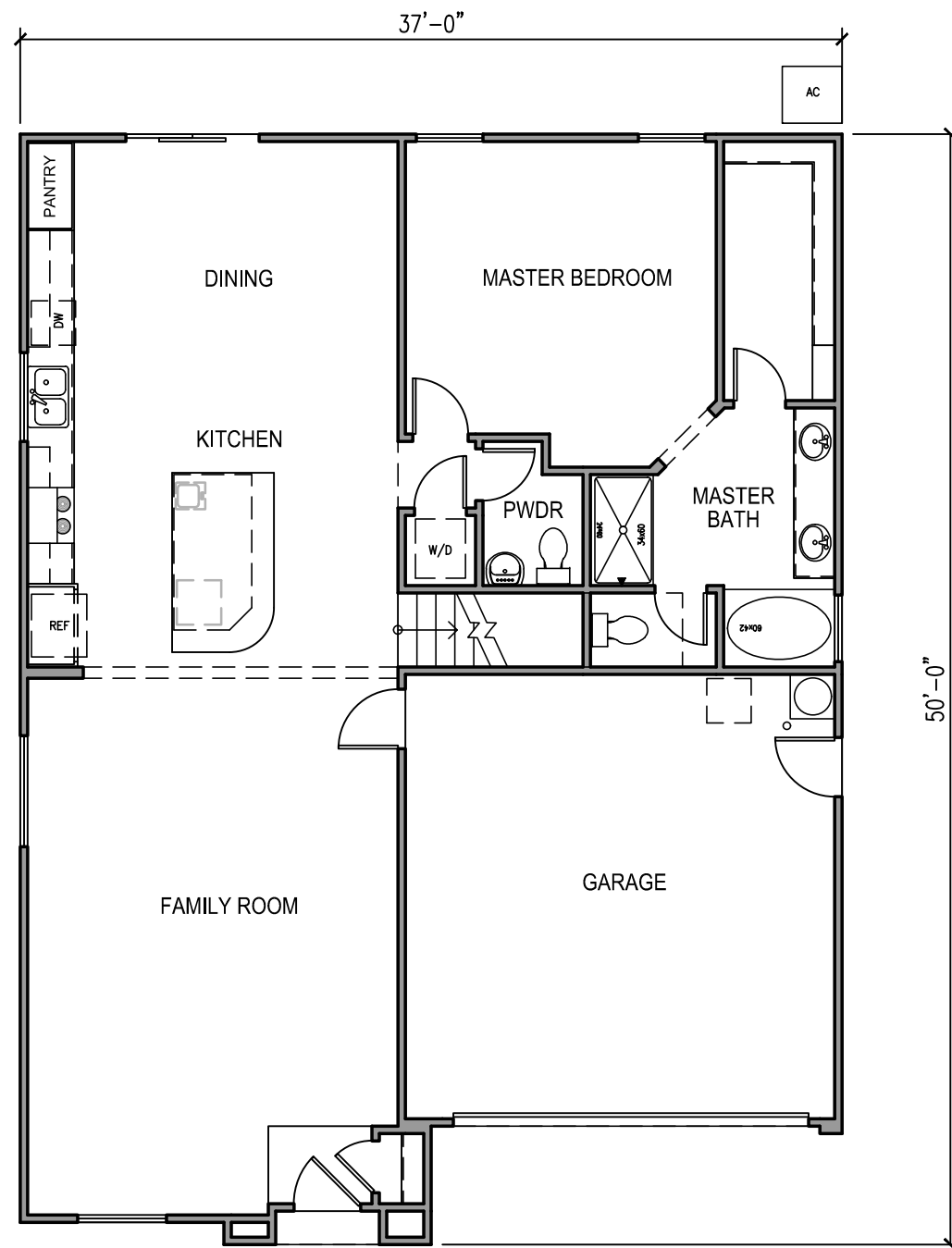


FRONT ELEVATION 'C'  
SCALE: 3/16"=1'-0"

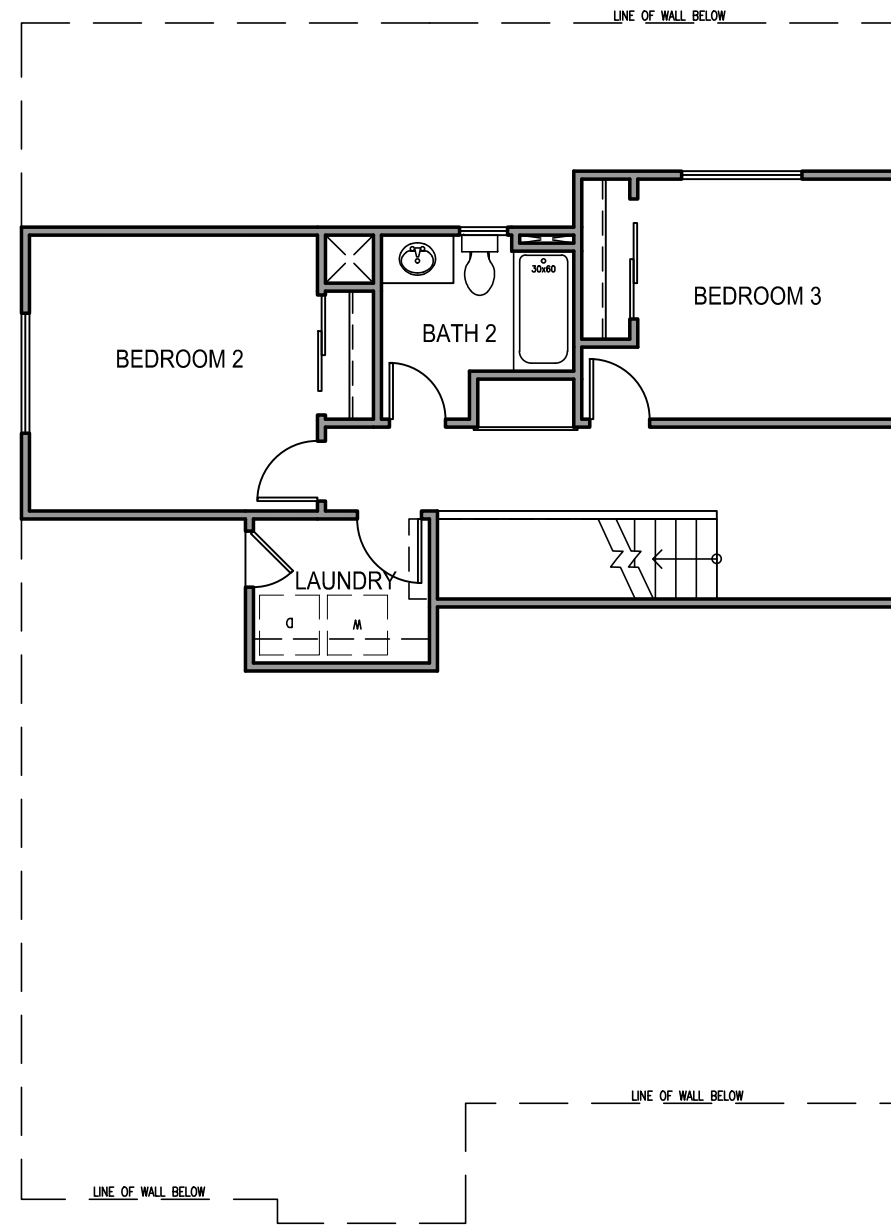
GRANITE DRIVE  
PLAN 1902



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FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

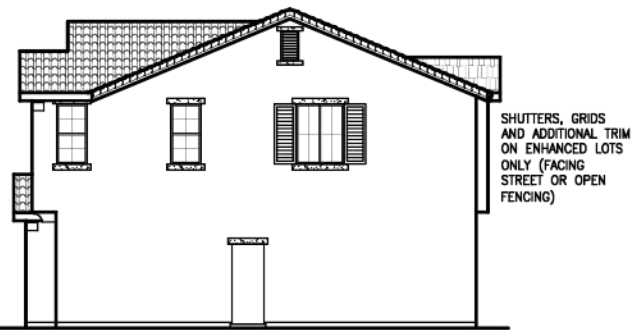


SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"

GRANITE DRIVE  
PLAN 1902

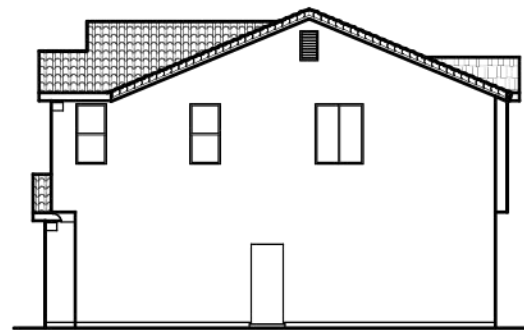


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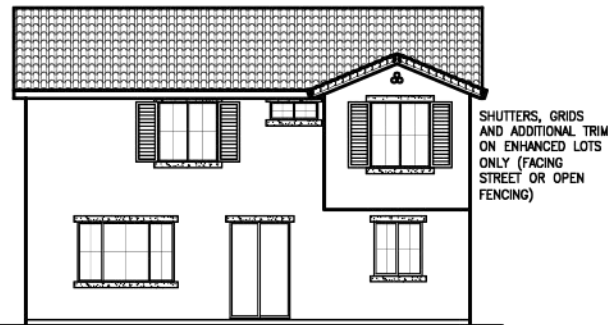


ENHANCED RIGHT ELEVATION 'A'  
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS  
AND ADDITIONAL TRIM  
ON ENHANCED LOTS  
ONLY (FACING  
STREET OR OPEN  
FENCING)

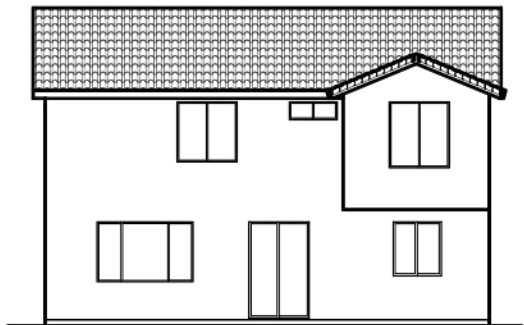


RIGHT ELEVATION 'A'  
SCALE: 1/16"=1'-0"

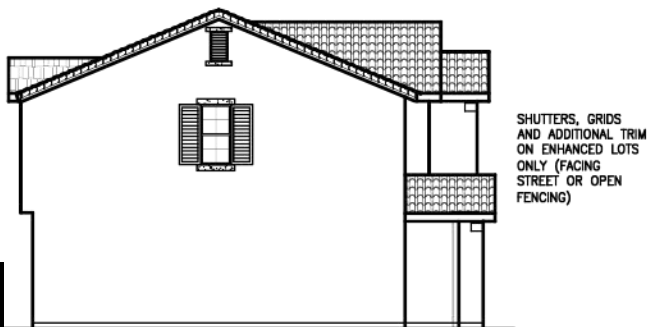


ENHANCED REAR ELEVATION 'A'  
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS  
AND ADDITIONAL TRIM  
ON ENHANCED LOTS  
ONLY (FACING  
STREET OR OPEN  
FENCING)

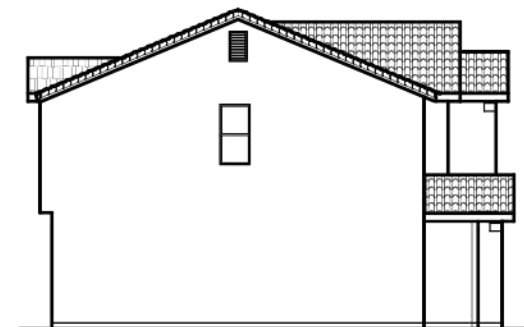


REAR ELEVATION 'A'  
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'A'  
SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS  
AND ADDITIONAL TRIM  
ON ENHANCED LOTS  
ONLY (FACING  
STREET OR OPEN  
FENCING)



LEFT ELEVATION 'A'  
SCALE: 1/16"=1'-0"

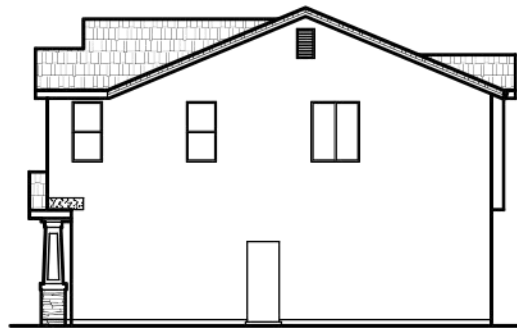


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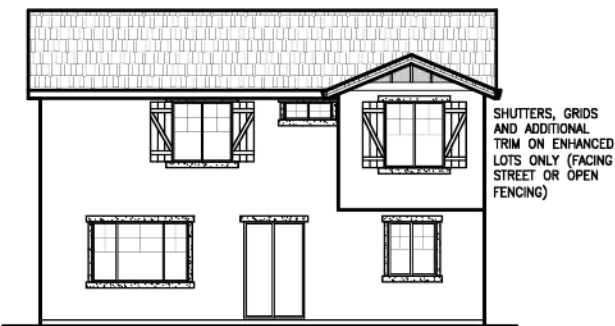


SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

ENHANCED RIGHT ELEVATION 'B'  
SCALE: 1/16"=1'-0"

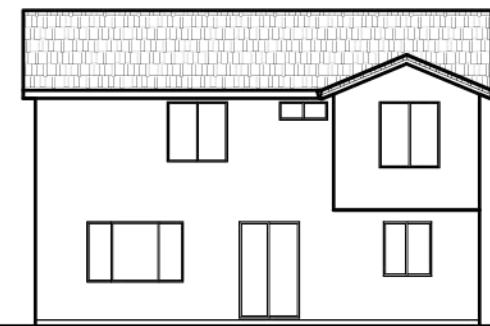


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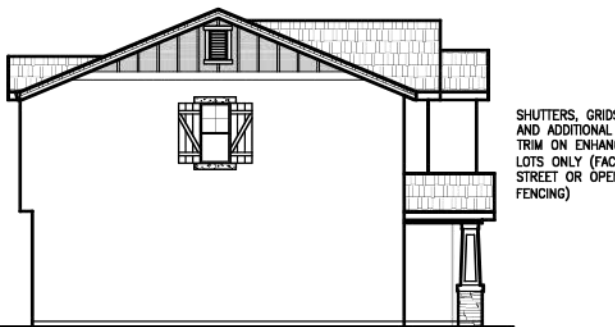


SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

ENHANCED REAR ELEVATION 'B'  
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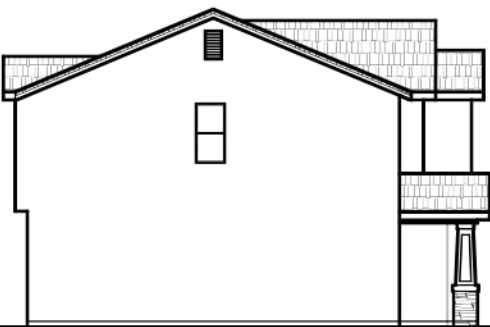


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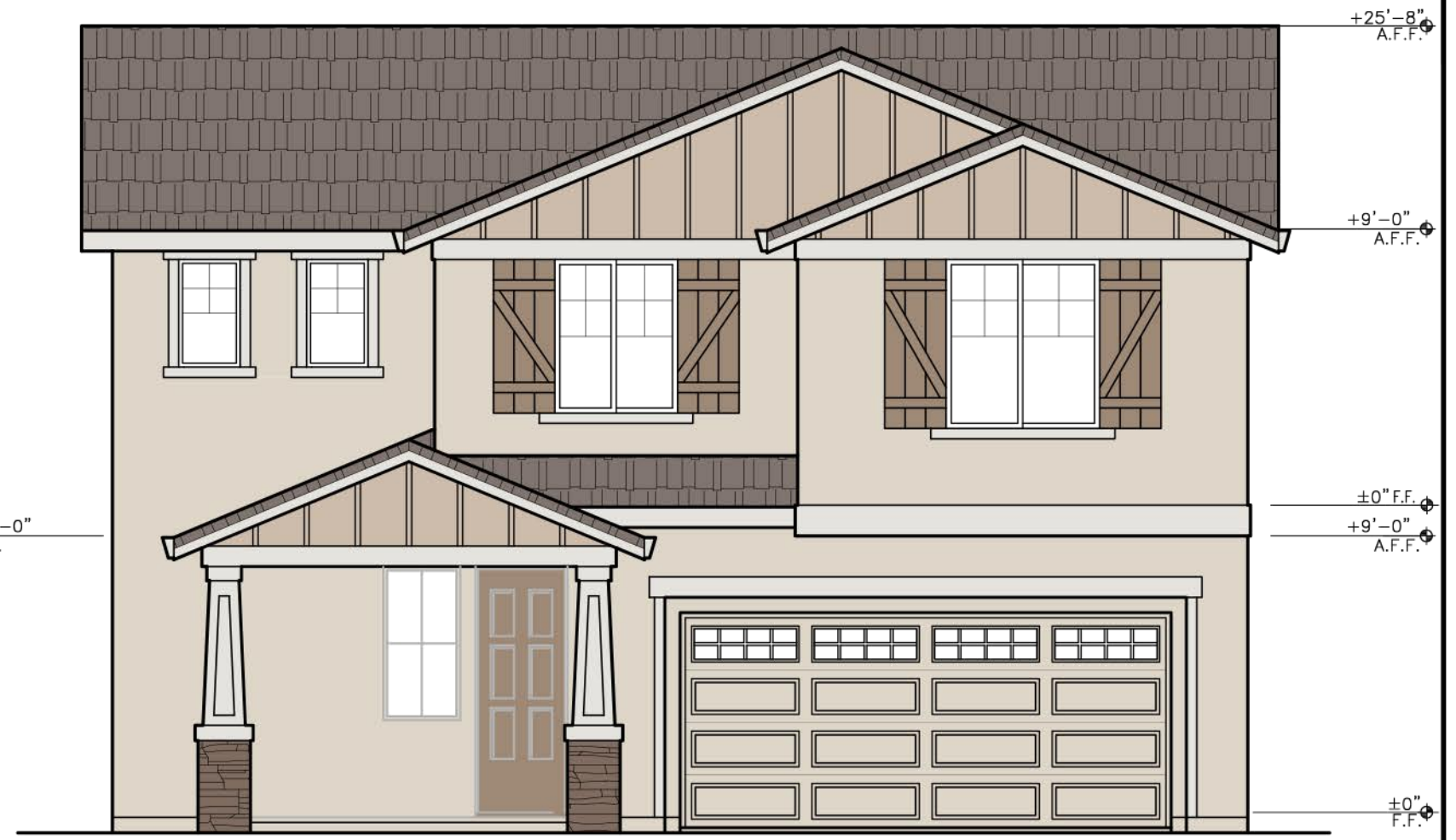


SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

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LEFT ELEVATION 'B'  
SCALE: 1/16"=1'-0"



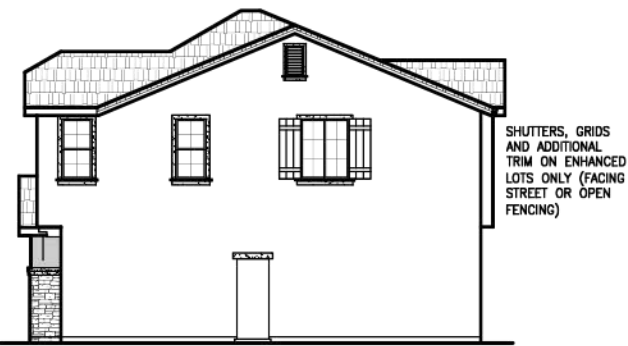
FRONT ELEVATION 'B'  
SCALE: 3/16"=1'-0"

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ENHANCED RIGHT ELEVATION 'C'  
SCALE: 1/16"=1'-0"



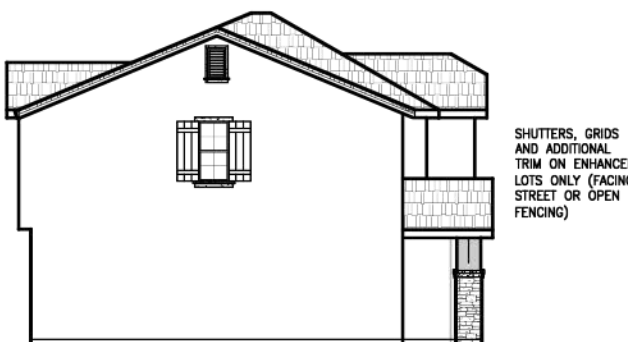
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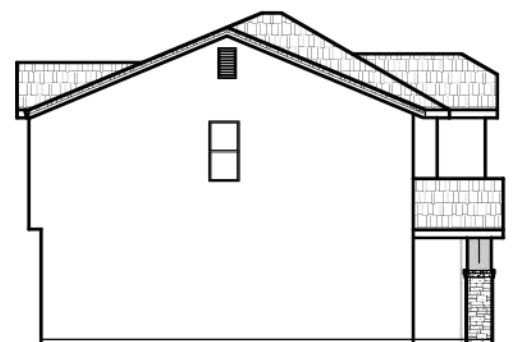
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REAR ELEVATION 'C'  
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'C'  
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'C'  
SCALE: 1/16"=1'-0"

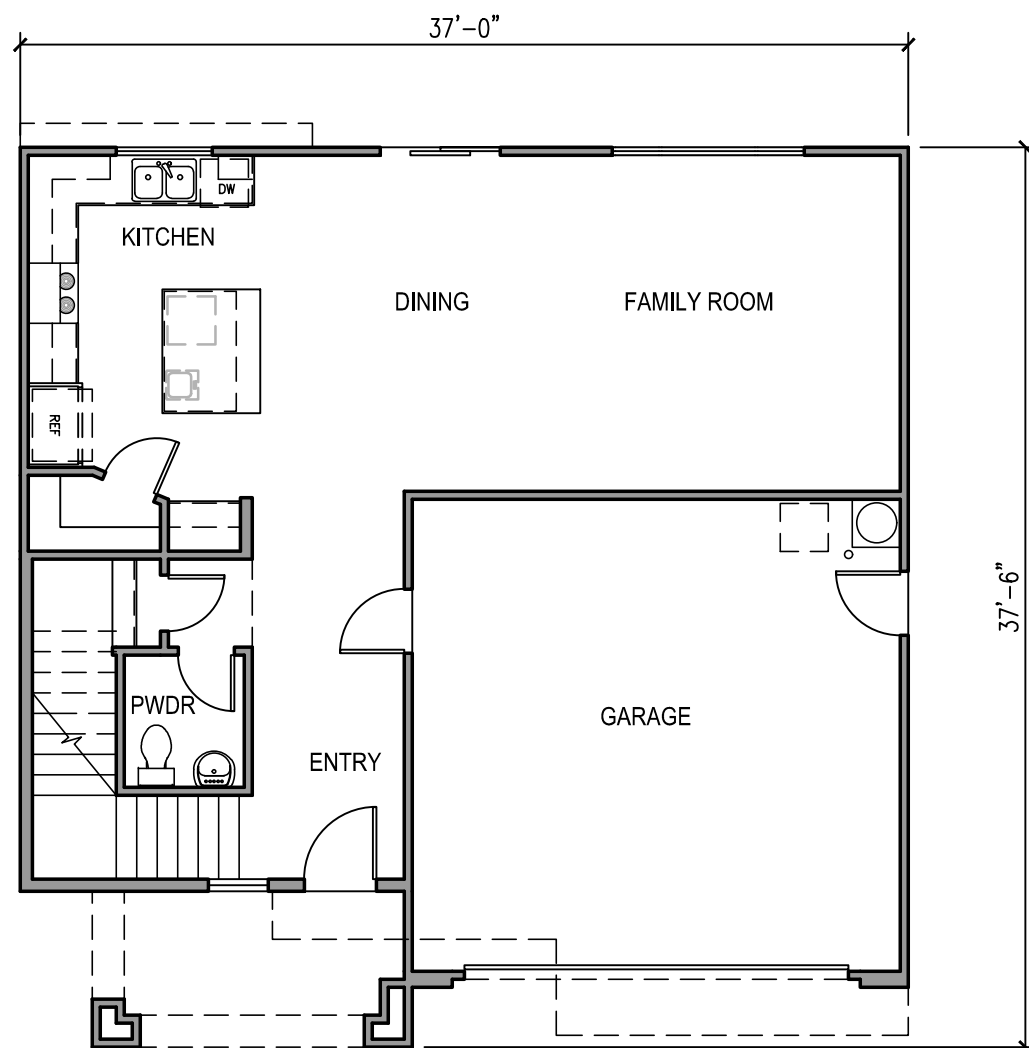


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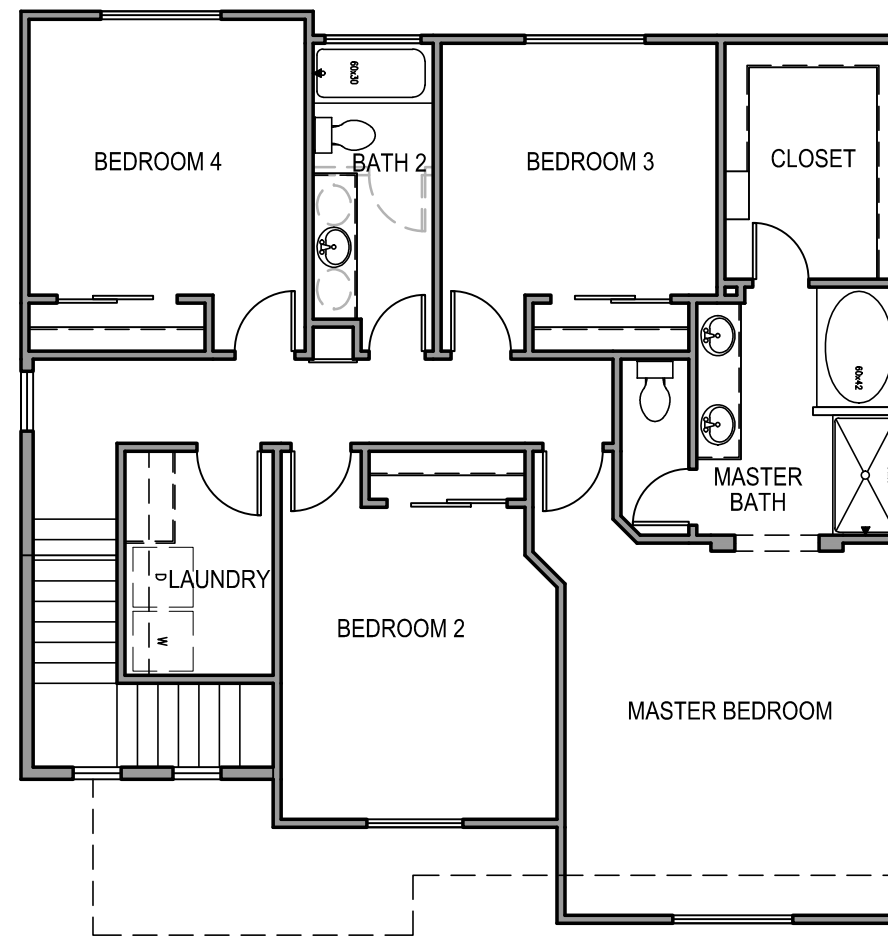
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PLAN 2017



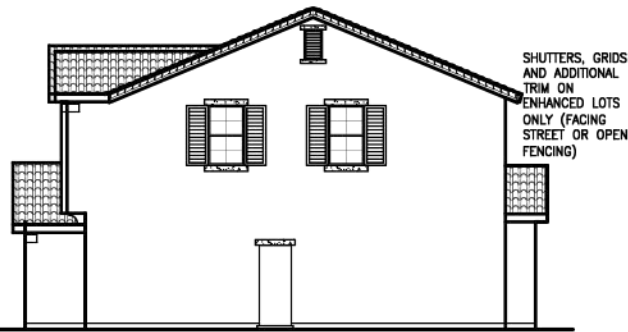
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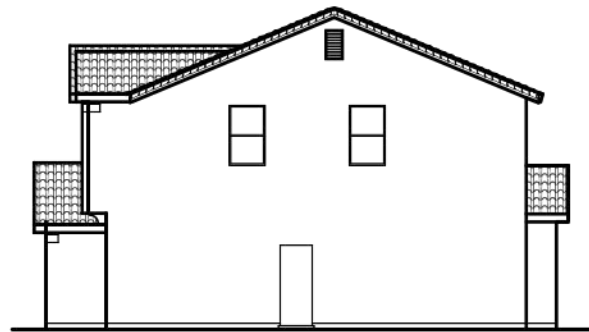
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



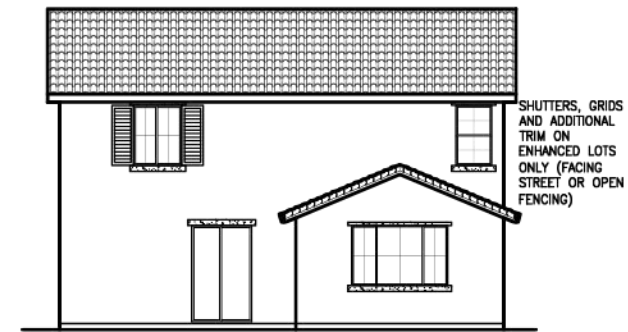
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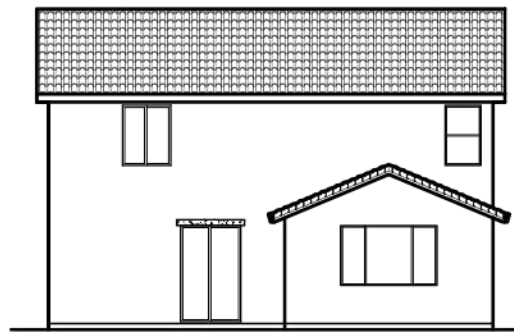
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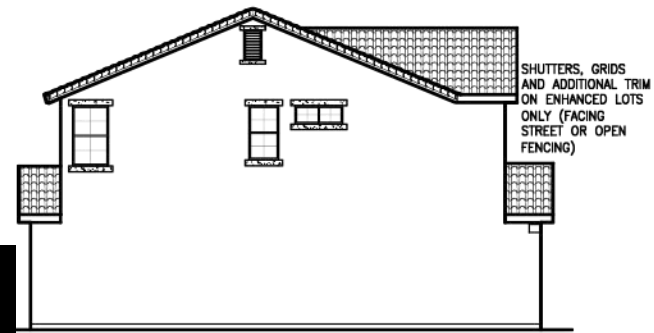
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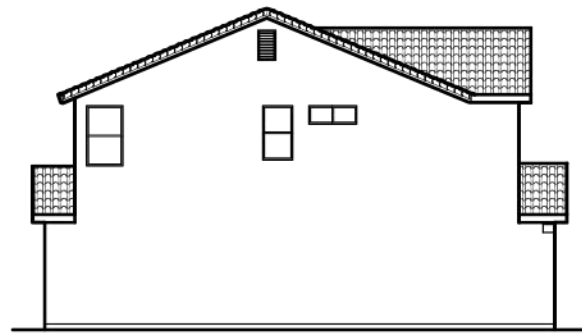
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REAR ELEVATION 'A'  
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'A'  
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'A'  
SCALE: 1/16"=1'-0"



FRONT ELEVATION 'A'  
SCALE: 3/16"=1'-0"

GRANITE DRIVE  
PLAN 2318



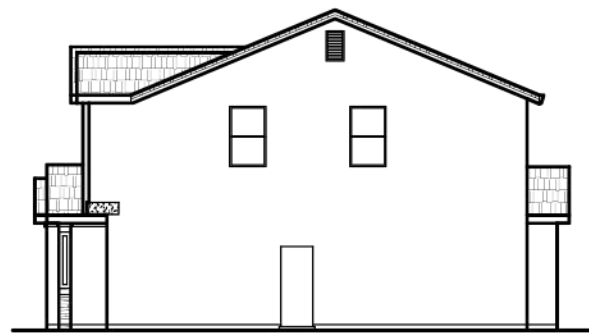
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ENHANCED RIGHT ELEVATION 'B'  
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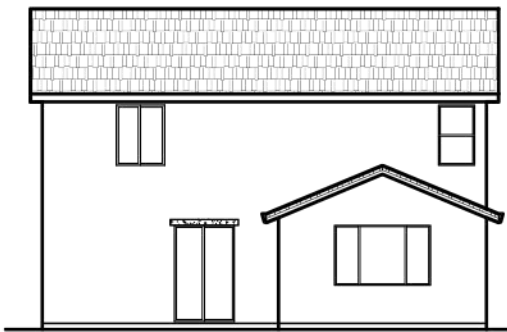


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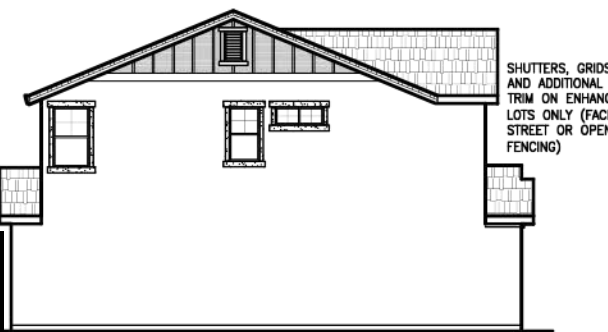


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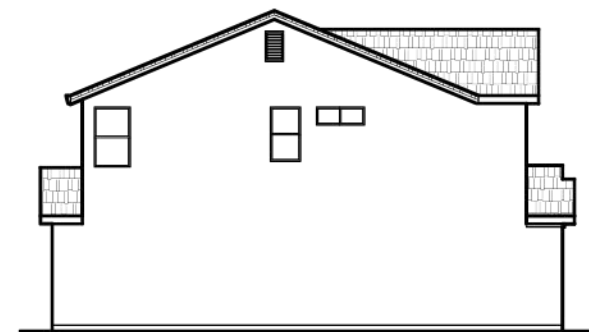


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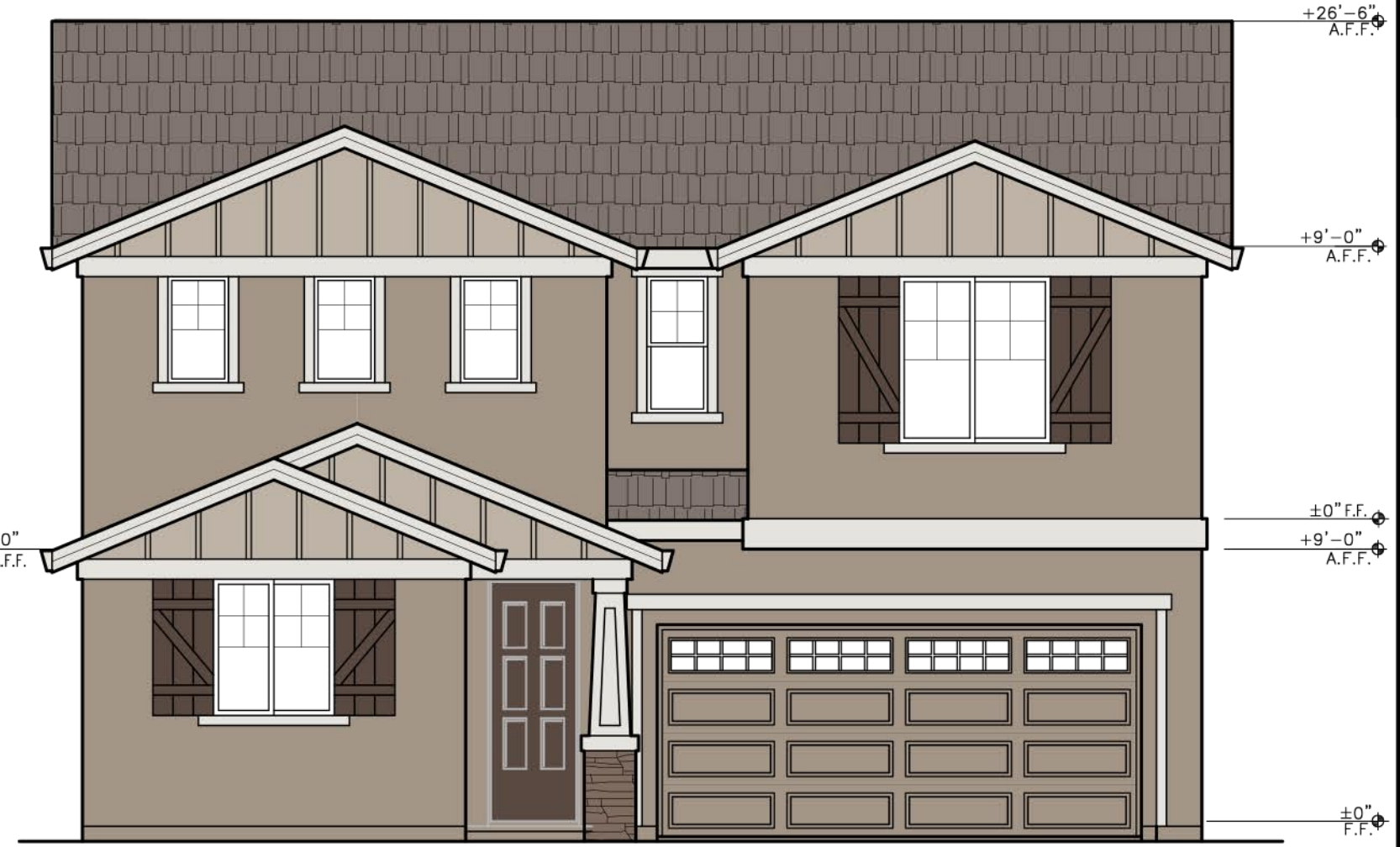


SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

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LEFT ELEVATION 'B'  
SCALE: 1/16"=1'-0"



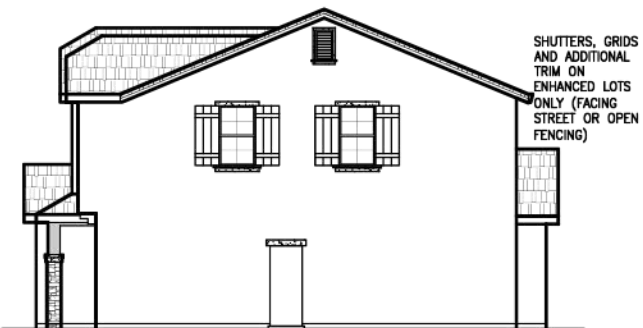
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SCALE: 3/16"=1'-0"

GRANITE DRIVE  
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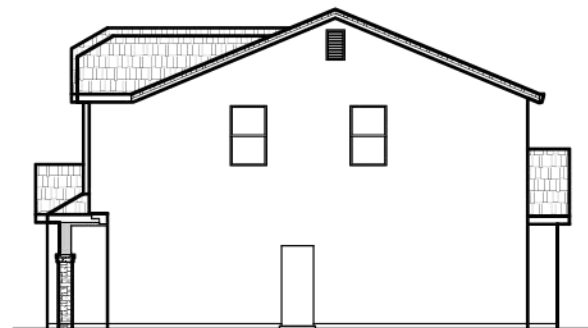




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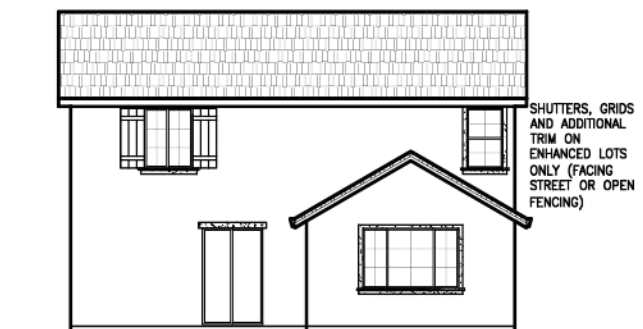
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SHUTTERS, GRIDS  
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TRIM ON  
ENHANCED LOTS  
ONLY (FACING  
STREET OR OPEN  
FENCING)



RIGHT ELEVATION 'C'

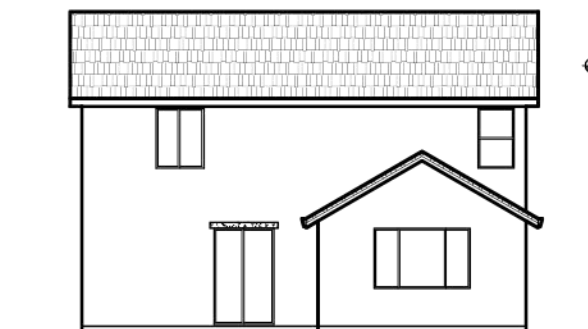
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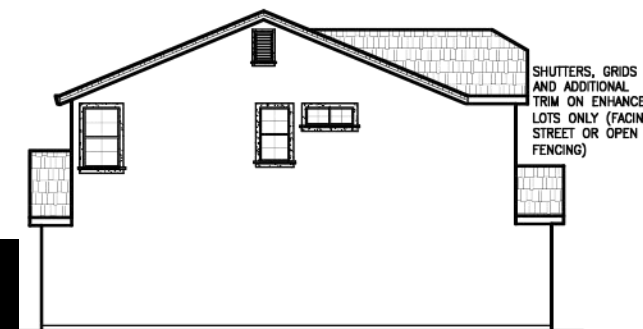
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SHUTTERS, GRIDS  
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TRIM ON  
ENHANCED LOTS  
ONLY (FACING  
STREET OR OPEN  
FENCING)



REAR ELEVATION 'C'

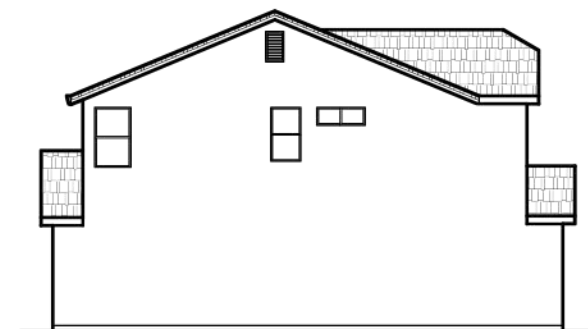
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ENHANCED LEFT ELEVATION 'C'

SCALE: 1/16"=1'-0"

SHUTTERS, GRIDS  
AND ADDITIONAL  
TRIM ON  
ENHANCED  
LOTS ONLY (FACING  
STREET OR OPEN  
FENCING)



LEFT ELEVATION 'C'

SCALE: 1/16"=1'-0"



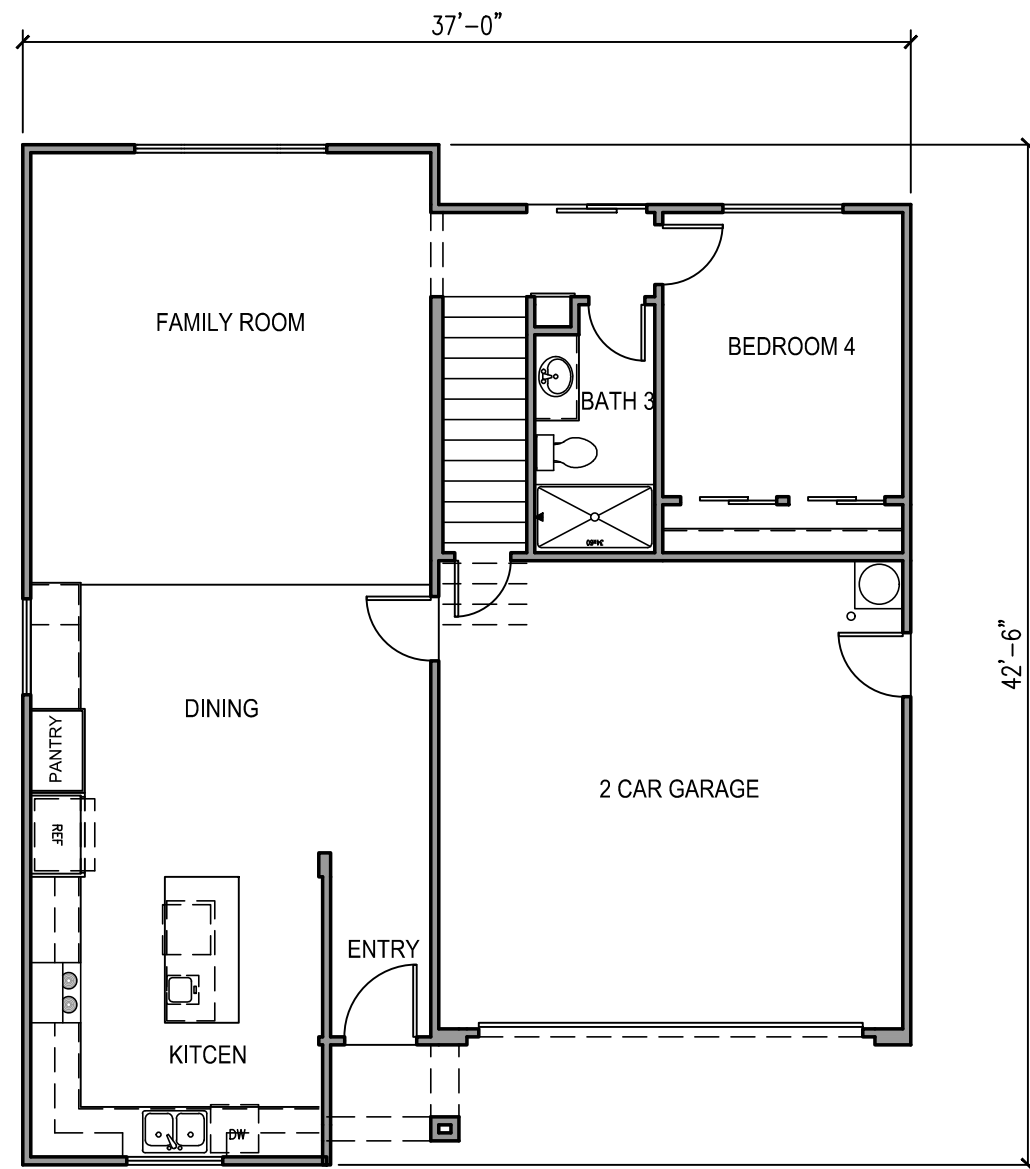
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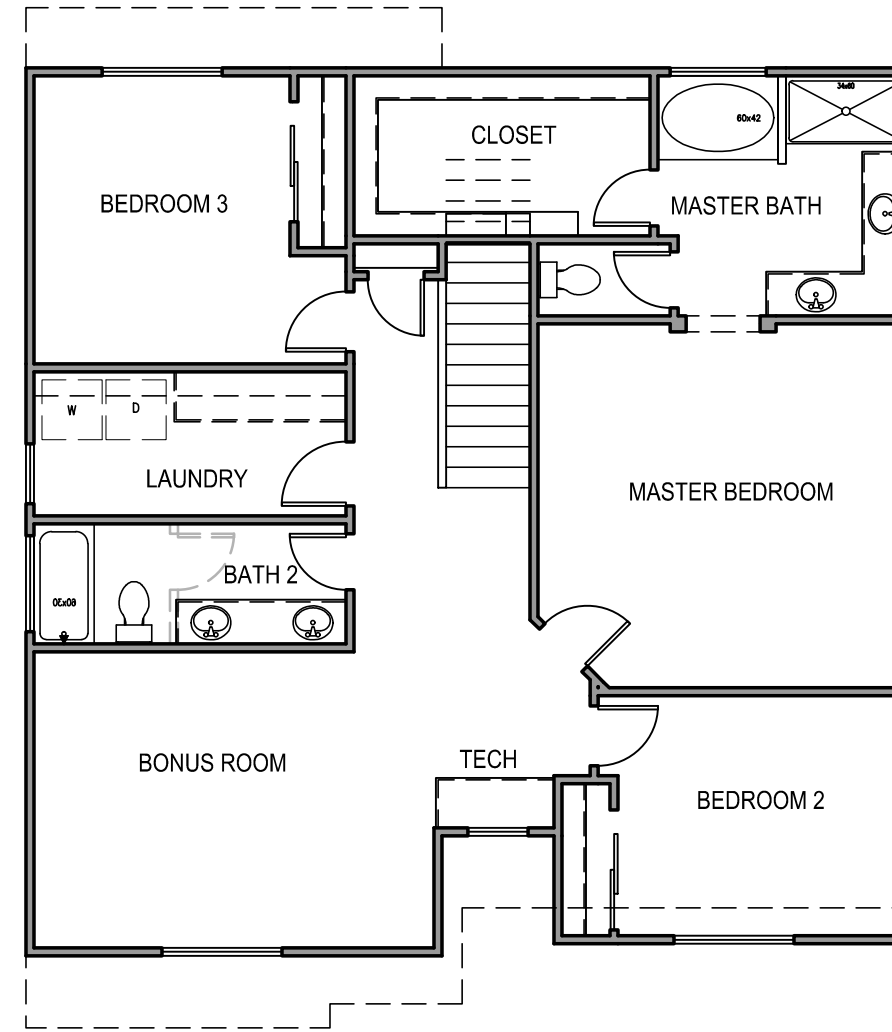
GRANITE DRIVE  
PLAN 2318

**JMC HOMES**

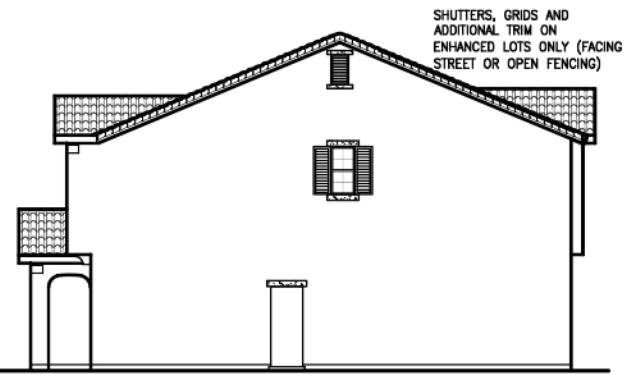
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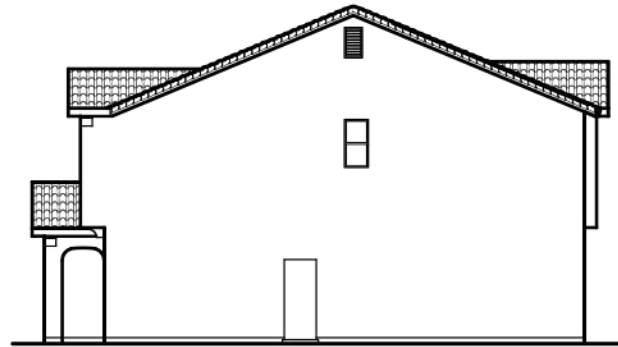
FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



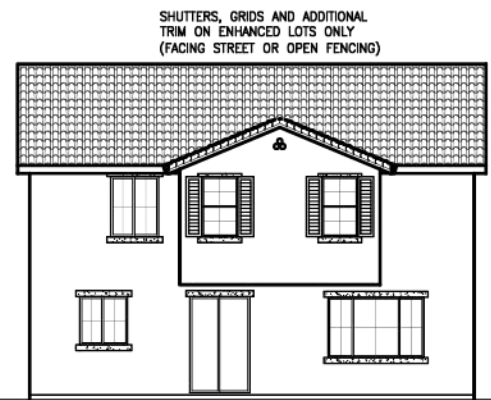
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SCALE: 1/8"=1'-0"



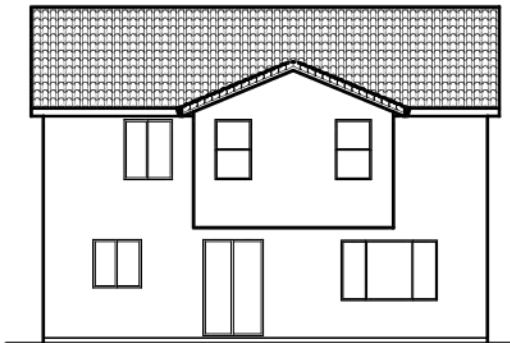
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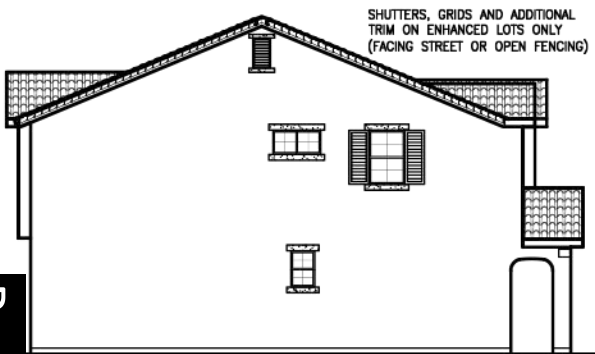
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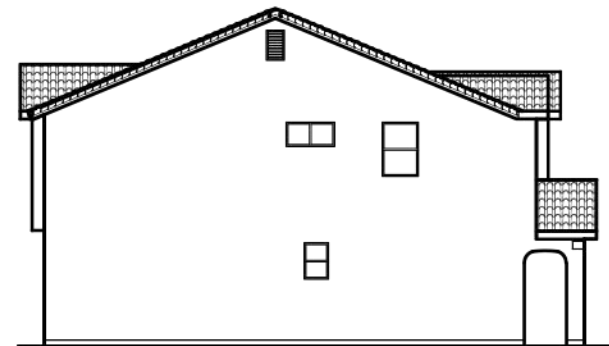
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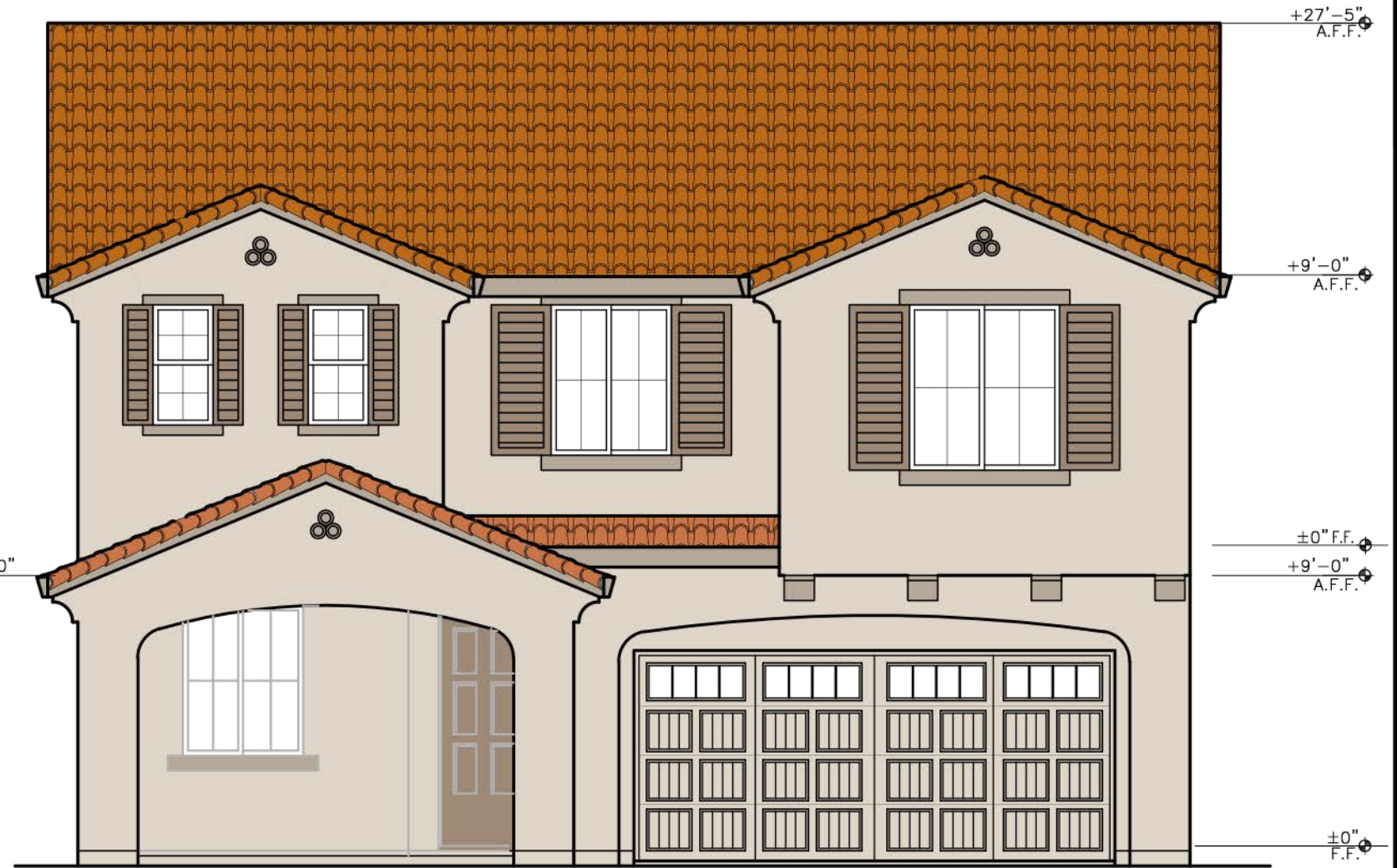
REAR ELEVATION 'A'  
SCALE: 1/16"=1'-0"



ENHANCED LEFT ELEVATION 'A'  
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'A'  
SCALE: 1/16"=1'-0"



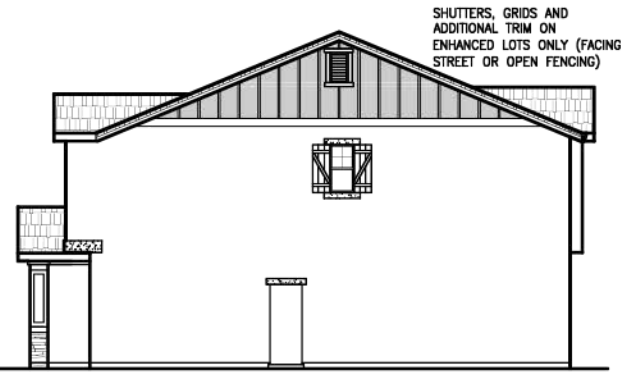
FRONT ELEVATION 'A'  
SCALE: 3/16"=1'-0"

GRANITE DRIVE  
PLAN 2535



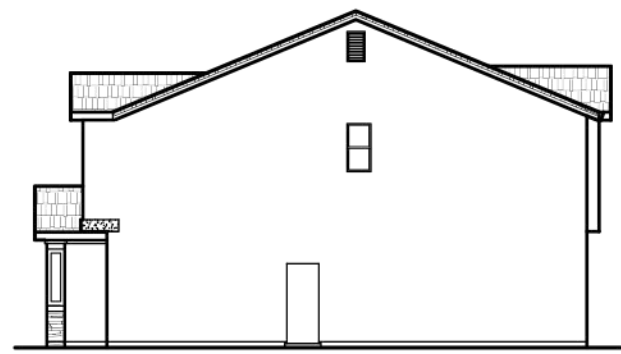
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ENHANCED RIGHT ELEVATION 'B'  
SCALE: 1/16"=1'-0"

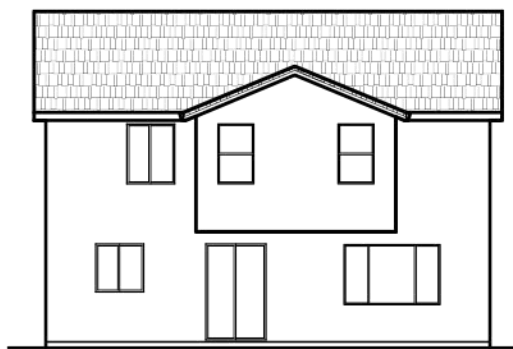


RIGHT ELEVATION 'B'  
SCALE: 1/16"=1'-0"

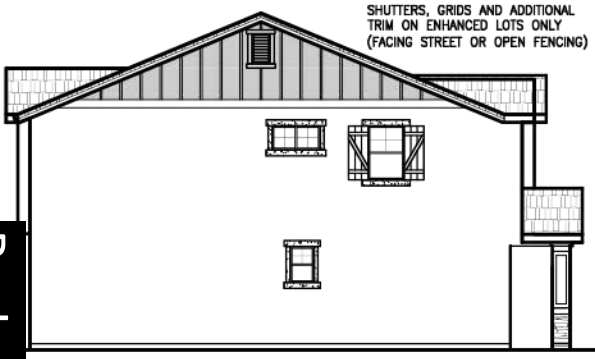


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ENHANCED REAR ELEVATION 'B'  
SCALE: 1/16"=1'-0"

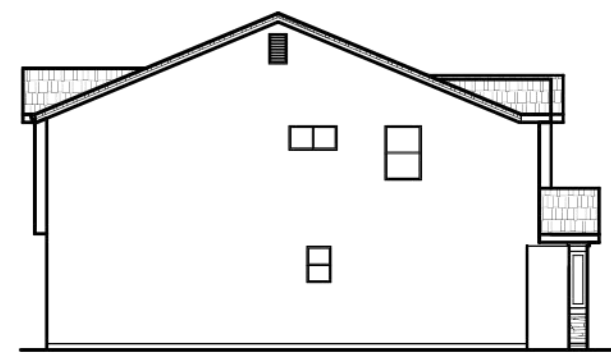


REAR ELEVATION 'B'  
SCALE: 1/16"=1'-0"



SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

ENHANCED LEFT ELEVATION 'B'  
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'B'  
SCALE: 1/16"=1'-0"



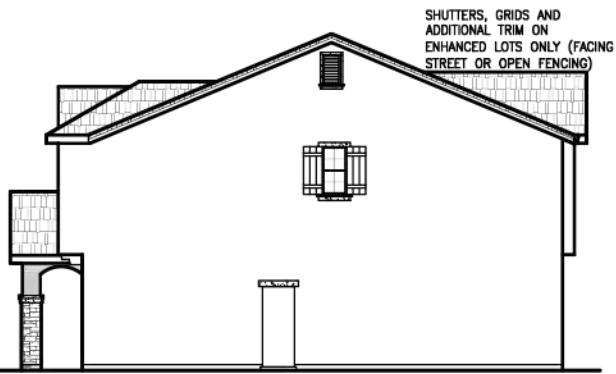
FRONT ELEVATION 'B'  
SCALE: 3/16"=1'-0"

GRANITE DRIVE  
PLAN 2535



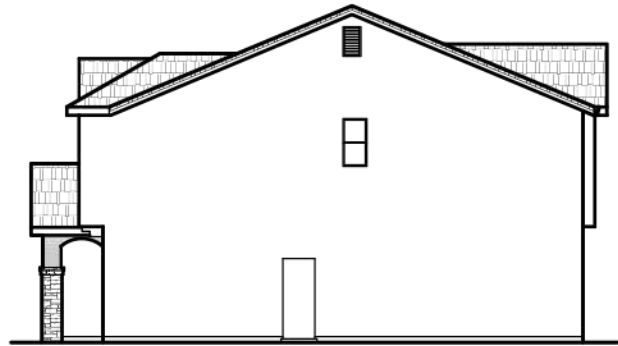
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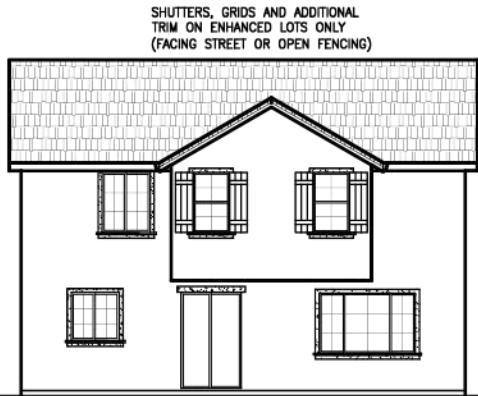


SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

ENHANCED RIGHT ELEVATION 'C'  
SCALE: 1/16"=1'-0"



RIGHT ELEVATION 'C'  
SCALE: 1/16"=1'-0"

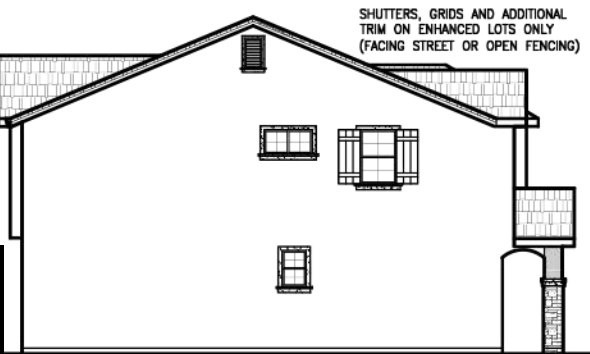


SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

ENHANCED REAR ELEVATION 'C'  
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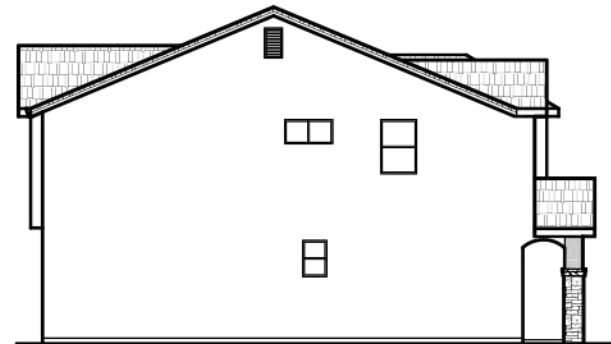


REAR ELEVATION 'C'  
SCALE: 1/16"=1'-0"



SHUTTERS, GRIDS AND ADDITIONAL TRIM ON ENHANCED LOTS ONLY (FACING STREET OR OPEN FENCING)

ENHANCED LEFT ELEVATION 'C'  
SCALE: 1/16"=1'-0"



LEFT ELEVATION 'C'  
SCALE: 1/16"=1'-0"

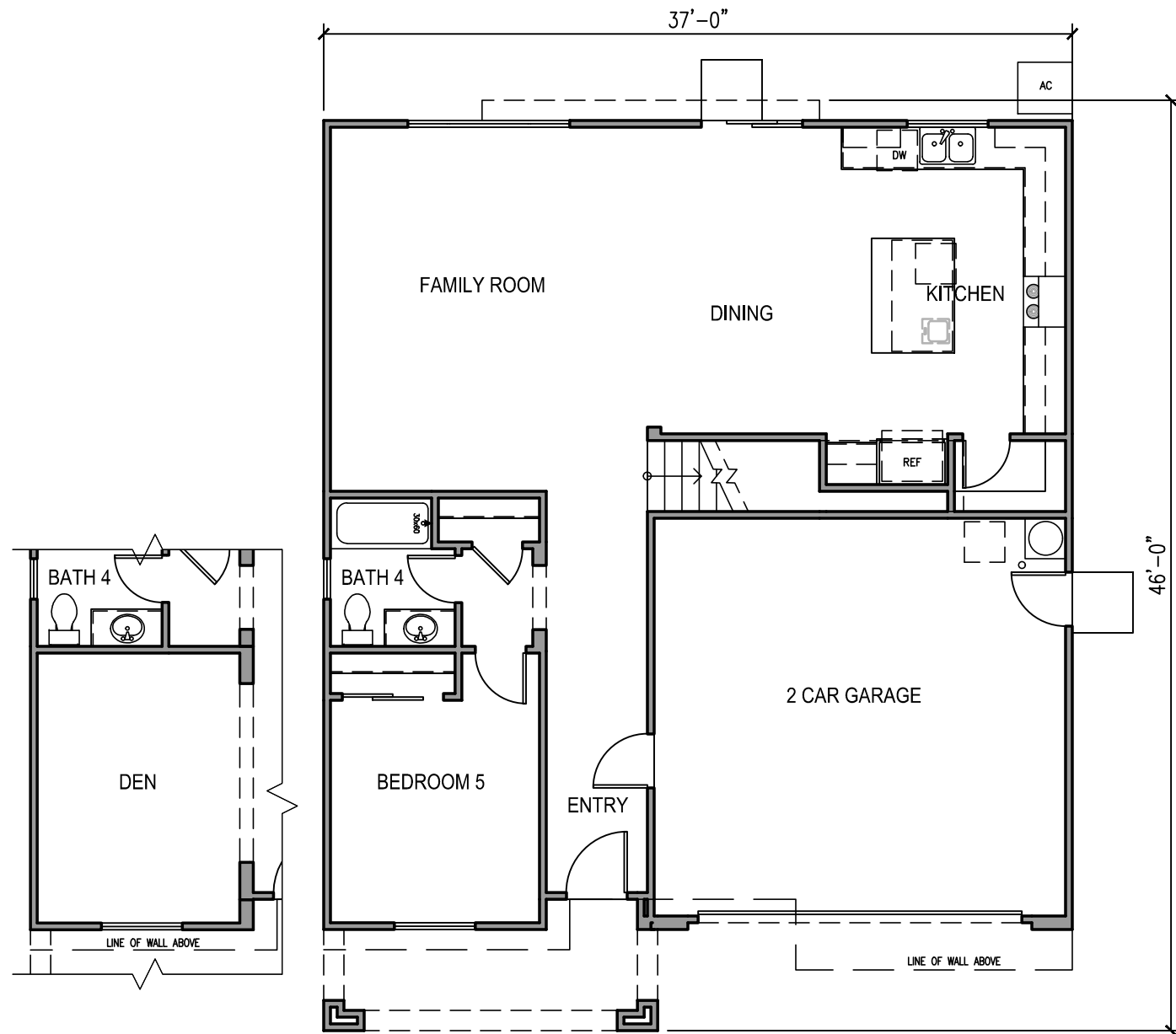


FRONT ELEVATION 'C'  
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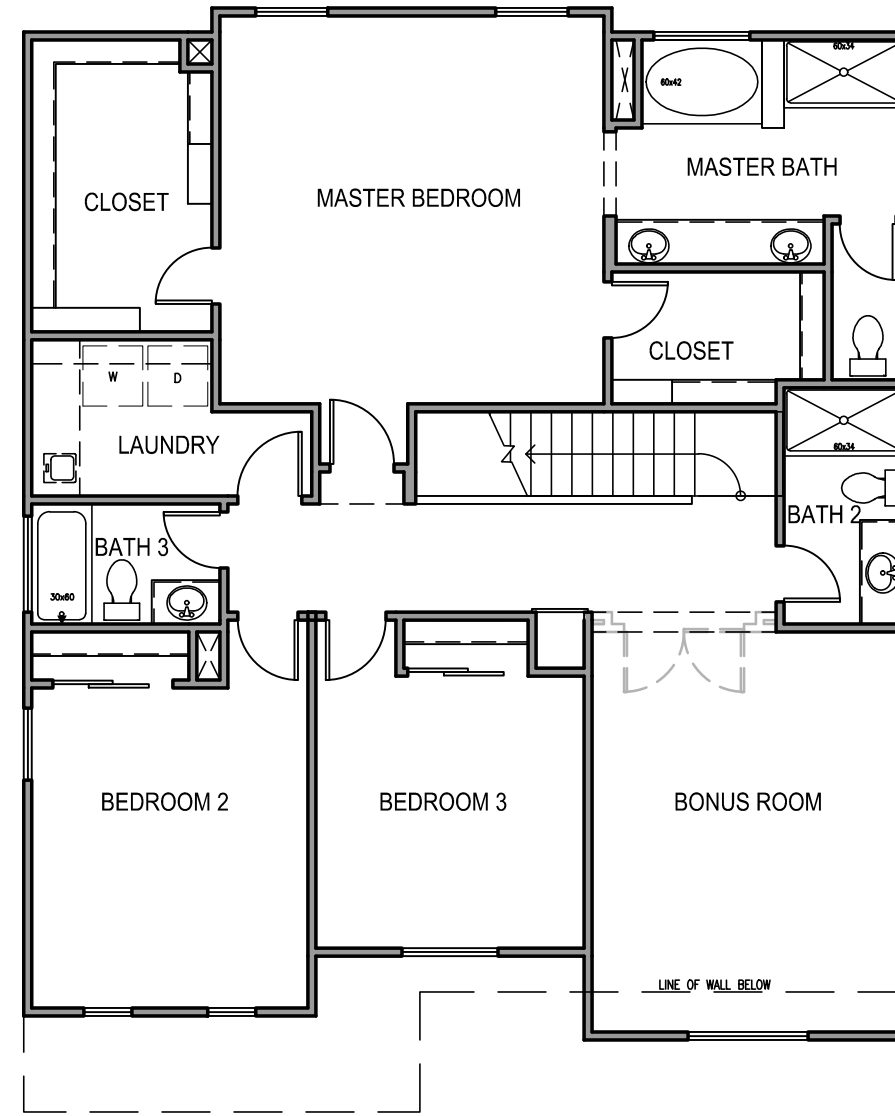
GRANITE DRIVE  
PLAN 2535



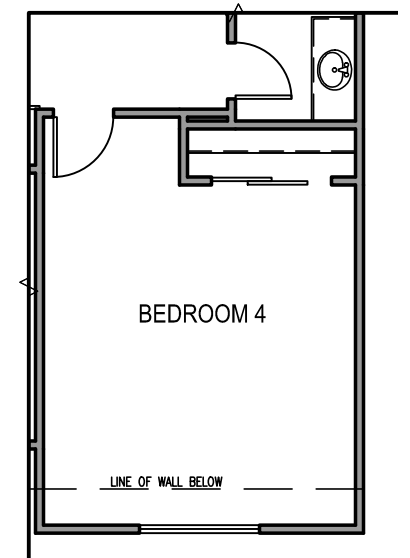
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**FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"



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# CITY MEMORANDUM

**DATE:** September 6, 2016

**TO:** Chair and Planning Commissioners

**FROM:** Marc Mondell, Economic and Community Development Director

**SUBJECT:** Informational Workshop – Draft Architectural and Citywide Design Guideline Documents

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Several members of the Commission were not able to attend the Joint City Council/Planning Commission workshop on July 26, 2016 where these documents and the internet experience of the Draft Architectural Guidelines were introduced. Therefore, staff will be conducting a similar presentation as part of your regular meeting agenda on September 6, 2016.

In order to help facilitate a more detailed review of the material, staff provided hard copies of the following items to the Commission shortly after the July 26<sup>th</sup> workshop:

- Redline Draft Citywide Design Guidelines
- Draft Architectural Guidelines for the Districts
- Power Point Presentation from the 7/26/16 Workshop

The purpose of the September 6<sup>th</sup> workshop will be to answer questions from the Commission and collect/discuss any preliminary comments that Commissioners provide as feedback.

That information will then be shared with the Design Guidelines Committee along with any other comments received from stakeholders and members of the public.

The Committee's recommendations regarding any suggested changes to the documents will be forwarded to the Planning Commission and City Council as part of the packets provided for future (yet to be scheduled) public hearings.

The Planning Commission's formal recommendation to the City Council will be formulated as part of its action during the future PC public hearing.

The City Council at its future public hearing will make the final determination regarding any changes that are made to the documents.

The following items are being published and/or re-published as background for this Workshop item:

- Input from Stakeholders – Comments and Themes Summary
- Redline Draft Citywide Design Guidelines
- Draft Architectural Guidelines for the Districts



**Design Guidelines Committee  
Prior Meeting Comments and Themes**

**Legend**

- C Cost                Need to be cost conscious
- T Technical        Need to address a detailed technical issue
- F Flexibility        Need for flexibility in design and process
- P Predictability    Need for transparency and timely approval
- Q Quality            Need to retain or create a high quality environment
- M Market            Need to understand and adapt to market conditions

Meeting #1 Comments

- The Committee should also meet with architects and engineers to gain their insights as to what works from a design perspective in the marketplace
- C ● While a Council, Commission, or staff may want certain amenities (ie. front porches, roof dormers, etc.) consumers may not be willing to pay for that over a larger backyard (for example)
- T ● Single-story single family residences are currently in demand but it's difficult to fit them on small lots, may require a 6,500 sq ft lot minimum
- C ● A single-story single family residence of the same square footage as a two-story single family residence may cost more to build
- F ● A necessity for codes and processes is to allow for flexibility in working with builders
- F ● The City needs to work on its design standards to allow flexibility in setbacks, lot coverage, etc. so that consumer demands (ie. Sunrooms, patio covers, etc.) can be accommodated
- F ● **Developers want a stable and predictable entitlement process which allows for some flexibility**
- P ● **Speed, certainty, and minimal political interference is attractive to the development community**
  - The Committee should also meet with utility providers to gain their insights and support as to what can work and how to problem solve or avoid design issues
  - The Committee should also meet with regional brokers and corporate relocation decision makers to gain their insights as to what works from a design perspective in the marketplace
  - The Committee should also meet with key property and business owners in the selected areas to gain their insights as to what works from a design perspective in the marketplace
- F ● **Government should strive to be more nimble and react more quickly to market demands**
- T ● Utility provider standards may be in direct conflict with community expectations for new development, those issues need to be reconciled
- P ● **The more entitlement approvals that can be achieved upfront the better**
- P ● **Staff level approvals that help expedite processing is important – One of the biggest concerns for a developer is time.**
- Q ● While community builders need to be sensitive to demographic change many basic consumer demands such as safe neighborhoods, stable communities, etc. do not change
- M ● In terms of single family residential product, most consumers remain primarily interested in 6,000sq.ft. lots
- T ● Many current designs are driven by building and energy related codes
- F ● Create a mechanism by which lot size can be easily changed post tentative map approval
- F ● Perhaps include language supporting up to a 10% variance in condition language during entitlement process
- C T M ● The City can create special unique areas but needs to be “eyes wide open” about the consequences and impacts of such decisions (ie. police, fire, sanitation, utilities, etc.) which might narrow the list of potential builders, retailers and buyers of the end product
- C ● Land cost can significantly impact the product that can be supported in the market
- C M ● **The City may want to consider incentivizing certain features it wants that the market does not equally value**
- Q ● Get basic infrastructure items correct (ie. livability, walkability, traffic circulation) first, architectural style is less important
- M ● **Some projects look great architecturally, but don't do well in the market in terms of actual sales or leases – need to be careful**
- Q ● Consider looking at other communities that have created a new image or standards but don't lose track of what fundamentally makes Rocklin attractive (ie. schools, safety, families, etc.)
- P ● Streamline the CEQA process by in-part adopting both citywide and subject area environmental impact reports so that more categorical exemptions are available while allowing flexibility in design review
- T ● **Ensure connectivity to community assets (ie. Sierra College, Downtown, William Jessup, etc.) and allow for architectural diversity which can remain more aesthetically pleasing for a longer period than any one style**
- F ● **Consider offering an a la carte menu in design review for developer selection rather than stringent requirements**
- T F ● Perhaps there are different standards and greater flexibility for infill site development
- T M ● Certain residential types work better on infill (ie. duplex, triplex, quadruplex) sites than on greenfield sites
- M ● More large lots 10,000 sq ft + are needed to attract executive residential market

**Legend**

- C Cost            Need to be cost conscious
- T Technical      Need to address a detailed technical issue
- F Flexibility     Need for flexibility in design and process
- P Predictability   Need for transparency and timely approval
- Q Quality        Need to retain or create a high quality environment
- M Market        Need to understand and adapt to market conditions

- M ● Consider what other communities are doing in response to emerging market trends and uses (ie. business incubators)
- C T M ● Often large and mid-size anchors in a commercial development dictate design restrictions well beyond what the City's codes and guidelines will allow, so developers are contending with that as well
- C M ● Some users – sit down restaurants in particular – have their own design themes and branding and don't want to deviate – they may go elsewhere if they can't have what they want.
- C M ● Mixed unit-type communities are highly desirable from a planning perspective but difficult from a developer perspective
- Q ● Having all socio-economic levels sharing community amenities should be the basic goal
- Q ● Housing choice keeps values rising as families move up and stay in Rocklin
- T ● Consider adopting village standards so that each village within the master area requires specific standards and guidelines
- T ● Color should be addressed in guidelines
- T M ● A certain percentage of home designs should require front porches for safety
- F ● Alternative designs; alleys, paseos, six-packs, zipper-lots, etc. can provide variety but may require flexibility with zoning requirements (ie. setback, lot coverage, etc.)
- T ● Requiring commercial buildings to front streets and parking at the rear can create problems for deliveries, trash collection, fire exits, etc. and can negatively impact business sales and operations
- T ● Consider increasing shade tree requirement to green up streetscape
- T ● Vehicular and pedestrian circulation and conflicts should be addressed
- T ● Allow adequate space for commercial wall signage
- T ● Address wayfinding signage

Meeting #2 Comments

- T ● Consider establishing a technical review committee to include utility provider representatives, City staff (planning, engineering and streets), and select engineers to look at what can be reduced in terms of PUE's and to discuss possibility of establishing urban design standards
- T ● On small lots setbacks and utility easements should match
- T ● The requirement for 10' separation between dry and wet utilities is a constraining factor
- T ● Consider reducing minimum street width requirements for both infill and greenfield development
- T Q ● City should work with utility providers on special geographic areas of interest where adequate utility capacity modelling, design solutions, design standards, and funding could be discussed
- T ● Try to identify areas where utilities can support higher densities of development. As part of that consider storm drainage systems which are often constrained or inadequate in infill situations.
- T ● Consider conversion of current two-way streets into one-way streets in select areas to support infill
- T ● Consider utilities under sidewalks (repair and replacement costs need to be resolved)
- T ● Consider overlapping non-exclusive utility easements
- T ● Alley's and paseos can be challenging from a utility perspective (both installation and maintenance). Need to work out best configuration, materials, etc.
- Q ● What the market desires is not always what's best for the community
- Q ● In addition to the Sierra College, William Jessup, and Downtown area consider creating design guidelines for the Sunset Whitney area
- T ● Define the characteristics of each area and then visit other communities that have similar areas (ie. William Jessup and other small contemporary college areas)
- T ● Consider developing specific area plans for each unique area
- F M ● Design guidelines should allow for creativity and flexibility
- T ● Dry utilities often create some of the biggest visual issues, the City needs to bring the dry utilities into the design review process as early as possible.
- T Q ● Need to balance desire to screen utilities with needs for access

**Legend**

- C Cost            Need to be cost conscious
- T Technical      Need to address a detailed technical issue
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- Q Quality         Need to retain or create a high quality environment
- M Market         Need to understand and adapt to market conditions

- Q • We are getting too much of the same thing and need more variety in designs, color, materials and encouragement for active destination type uses
- Q • Useable front porches are essential to creating a community
- C M • Consider offering developers density bonuses to encourage infill and redevelopment projects
- C T M • Consider reducing parking standards and requirements for infill and redevelopment projects
- M • Be realistic with what guidelines can achieve in the short and long term
- C T M • In suburban commercial development other cities have experimented with putting buildings up front and parking in the rear. Without alley’s also being included it creates a challenge in terms of allocating space for deliveries and trash collection. A better alternative would be to increase the shade requirement in the parking lots and require larger more enhanced areas for front landscaping.
- T • Circulation for both vehicles and pedestrians should be addressed including avoiding vehicle/pedestrian conflicts
- T • Commercial building designs should allow appropriate spaces for signage
- T • Street signage shouldn’t disappear, but wayfinding should become the focus rather than large display signage
- C M Q • Useable porches should be required. In addition to the social benefits they provide “eyes on the street” and reduce crime.

Meeting #3 Comments

- M Q • The vision and goals for each proposed district needs to be established
- Q • There needs to be an understanding of where Sierra College and William Jessup are heading in terms of enrollment, campus expansion, architectural style, partnership with private development, etc
- M Q • The planned Quarry Park and related programming will attract visitors downtown but the adjacent and surrounding uses (ie. restaurants, bars, etc.) will help to keep them downtown
- M Q • The type of visitors, businesses, and residents we trying to attract to each district will inform what the guidelines need to require
- F P T • Need to clearly define what can be developed by right, what can be approved administratively, and what requires public review and approval
- Q • Focus both on function and form
- Q • Consider a complimentary contemporary architectural pallet around William Jessup up to the Lincoln border
- C F M • Describe what you want in the guidelines but allow for flexibility in how its achieved
- T • Establish the guideline priorities and realize therefore everything else is not the priority
- Q • Identify and build off of Rocklin’s defining attributes (ie. education)
- Q • The district concept should be more than just about architectural style
- F • Allow greater flexibility in zoning
- T • The design guidelines and zoning need to work together
- F • Guidelines should be flexible but not subjective, allow for an appeal process
- P • Provide greater administrative authority
- P • The submittal and approval process needs to be clear
- T • Establish guidelines and not rules
- T • Allow for adjacent transitional clauses
- T • Allow the grading of small lots to proceed without specific development plans
- F M • Recognize that developers are part of the process in shaping the vision
- M • Shift from a regulatory and extraction posture with developers to more of a partnership position
- Q • Rocklin has been able to maintain its small town character

**Legend**

- C Cost            Need to be cost conscious
- T Technical        Need to address a detailed technical issue
- F Flexibility        Need for flexibility in design and process
- P Predictability    Need for transparency and timely approval
- Q Quality            Need to retain or create a high quality environment
- M Market            Need to understand and adapt to market conditions

- M Q • William Jessup has a very influential and distinct design which should inspire and influence surrounding development both in terms of architectural style and type of development that would serve and assist to further attract their student base. This likely includes higher densities, retail and access to trails and recreation.
- T • Consider design theme as concentric rings, for example William Jessup is the center of a district and exemplifies the design theme. As you move out from the center, the design theme maybe becomes less prominent until it transitions to surrounding design themes
- F T • Design Guidelines must be adaptable. If too specific, people get fixated on a specific vision and cannot see outside of that tunnel vision
- Q • Downtown needs a landmark which will perhaps be served by Quarry Park
- T • Transportation to key areas needs to be addressed, particularly Sierra College and William Jessup
- M • Clearly define and protect job centers. Definition should include types of industries that make sense for Rocklin, but should also be flexible to consider industries that maybe weren't considered before.
- M Q • Look at factors that will influence or dictate the type of companies we can attract (infrastructure, labor pool, land availability, etc.). Even things like the density of employees we can expect as a suburb will drive the type of companies we can attract
- Q • Rocklin lacks a defining sense of place, the proposed districts can help to establish that sense of place
- C Q • The use of certain construction materials over others can have a significant impact making a project financially infeasible
- T M • Properties adjacent must connect to Sierra College and William Jessup to increase the overall value proposition and appropriately integrate uses
- T M • Define how mixed use works in each district
- M Q • More urban and dense development patterns should exist near William Jessup and compliment the contemporary design but allow it to maintain its identity
- C M • High density affordable housing may not be desirable in the marketplace and therefore not work financially, the City may need to figure out subsidy gap
- F Q • The guidelines need to create a sense of place but allow flexibility on how that's achieved
- Q • The City can encourage a Sierra College district architectural theme but the college needs to be agreeable for it to be integrated
- M Q • Sierra College anticipates growing from 15,000 to 23,000 students under the current masterplan and continue feeding students to four year programs, William Jessup anticipates growth to 3,500 students and continued focus on international and traditional undergraduates although there could be expansion of masters and adult education programs
- Q • The districts should include consideration of iconic and identifiable features such as clock towers, etc
- F M Q • Make sure the vision for each district can adapt to changes in the marketplace
- M • There may be limited opportunity for large-scale manufacturing type operations but good diversity of opportunity in the smaller commercial and office space
- T • Ease of transportation from one district to another and within each district is important
- Q • Public and private gathering spaces are important
- C M • Companies are hard to attract and will work to meet the communities needs and desires to a point, don't be overly restrictive
- Q • Public art and use of defining materials are important
- Q • Landscaping and streetscaping can help to establish a sense of place without dictating building styles

Summary

Category	C	T	F	P	Q	M
Count	16	47	18	7	35	34
Rank	5	1	4	6	2	3

**Composite Ranking**

Category	C	T	F	P	Q	M
Count	43	46	54	56	70	54
Rank	5	6	4	2	1	3



CITY OF ROCKLIN

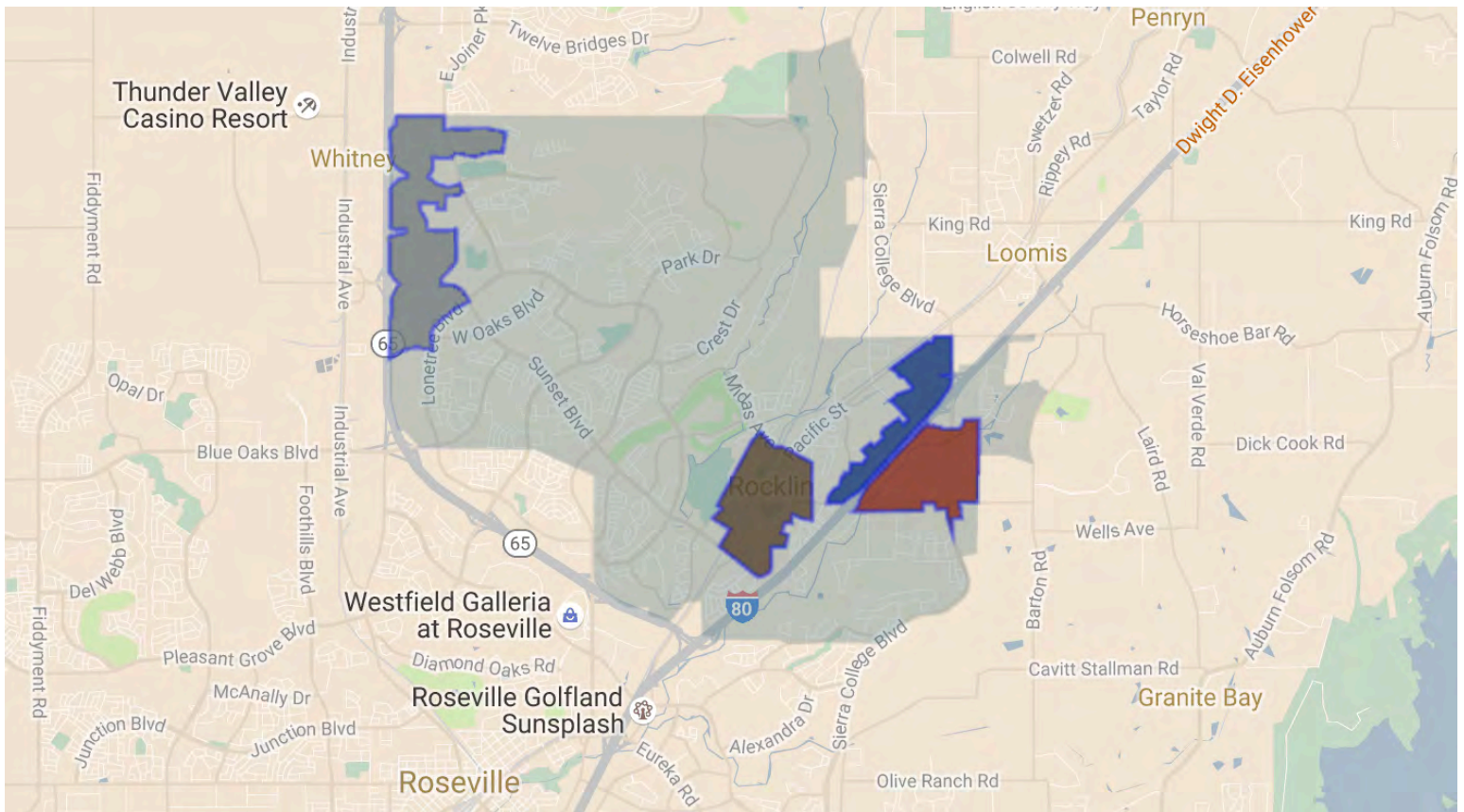
# ARCHITECTURAL GUIDELINES

## Overview

- **It is a goal of City Council to create several unique destination locations with a sense of place that each build upon existing man-made and natural features.** These guidelines – coupled with the citywide Design Review Guidelines – serve as the policy documents, which will assist the private development community in working with the City to achieve the goal.

# OUR MISSION

The City of Rocklin's mission is to become a city that provides its citizens with exceptional quality of life while maintaining its small town sense of community.



# THE DISTRICTS

GRANITE DISTRICT

UNIVERSITY DISTRICT

QUARRY DISTRICT

COLLEGE DISTRICT

These guidelines apply to four distinct areas, or districts. Each area is unique in terms of existing architectural style and development pattern, but more importantly represent emerging trends or opportunities for transformation. These guidelines will ensure that each District ultimately embodies a definable yet unique quality of place and experience in the built environment. Each district is defined geographically based on land use, transportation, and natural features, which results in irregularly shaped boundaries.

## **PURPOSE OF GUIDELINES**

These guidelines are meant to inspire and provide designers with basic direction in preparing review documents that focus on high quality design and use of materials but also allow for flexibility of design in response to market forces while allowing for a more predictable review process. These guidelines are supplemental to, but equally enforceable under the City's Design Review Ordinance (RMC 17-72).



# HOW TO USE THE GUIDELINES

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Each district is defined by an existing structure or set of structures referenced as the archetype. The archetype embodies the architectural style(s) or elements that should be considered and expanded upon by the designer. Each district includes a statement regarding the vision for that particular district that is meant to be achieved followed by a table showing photographs of existing structures and proposed examples at various sizes and locations within the district.

The tables on each district page divide structures into small, medium, and large sizes. In general:

- Small structures include; houses, chapels, and single-tenant commercial.
- Medium structures include; multi-family, multi-tenant commercial, places of worship, and manufacturing.
- Large structures include; corporate headquarters, campuses, wholesale distribution, big box retail, and institutions.

Designers should consider all of the information provided in the guidelines, including existing structures, proposed examples, other similar architectural styles, and appendix related images before preparing initial design submittals.

## **REVIEW PROCESS**

Projects located within a district and required to meet the City's Design Review Guidelines are subject to review and approval by the Architectural Guidelines Committee. The Committee includes two City Council members, two Planning Commissioners, and staff.

Applications are to be submitted to the Economic and Community Development Department using the Universal Application form below.

# GRANITE DISTRICT

## Vision

- The district is an architecturally eclectic thoroughfare and continues to serve as Rocklin's modern "Mainstreet" along with supporting other new neighborhood and destination type uses. An infusion of new and exciting housing types compliments and supports walkability to commercial uses.

## **ARCHETYPE**

The district features several neighborhood and destination retail, restaurant, and entertainment uses linked by a central corridor including a variety of luxury vehicle dealerships, shopping plazas, and the school district headquarters. There are not one but many existing buildings which serve as archetypal references for future design consideration.





# ARCHITECTURAL FEATURES

The following architectural features or elements commonly characterize the architecture sought after for the district. Designers should pay special attention to these features and incorporate a minimum of three of the following:

PRECAST "TILT-UP" CONSTRUCTION

STOREFRONT GLASS

AWNINGS

INTERESTING AND VARIED ROOF CONFIGURATIONS

INTERESTING AND VARIED CORNICES

SIMPLE GEOMETRIC METAL WORK

VARIED SURFACE TEXTURES

VARIED BUT COMPLIMENTARY COLOR SCHEMES

FEATURED GLAZING ELEMENTS

UNCONVENTIONAL USE OF MATERIALS

SPLIT-FACE BLOCK AND EXTERIOR INSULATING FINISHING SYSTEMS AS ACCENT SURFACES

PROJECTING ROOF OVERHANGS AND CANTILEVERS

# ARCHITECTURAL STYLES

The following architectural styles and related examples offer a complimentary approach for designer consideration and basis for research:

PRAIRIE REVIVAL

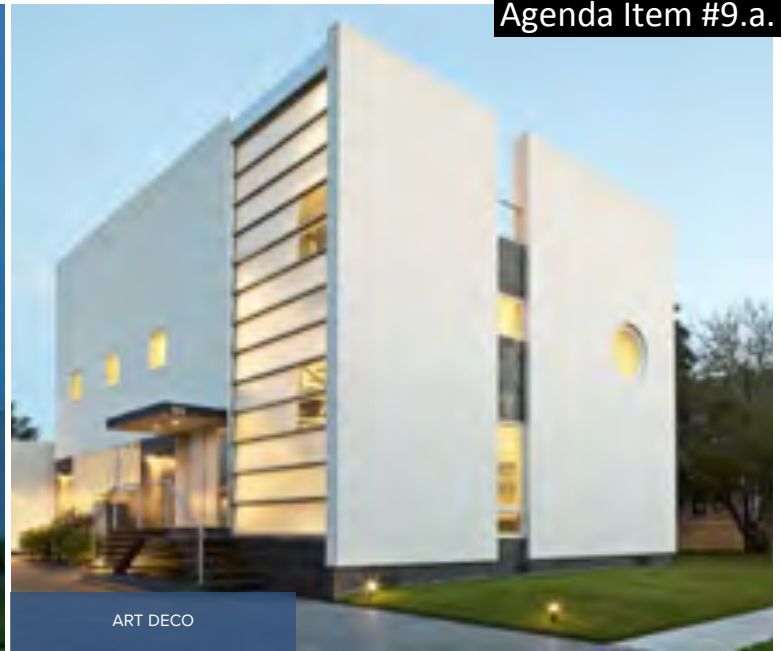
AVANT GARDE

ART DECO





ART DECO



ART DECO



AVANT GARDE



AVANT GARDE



PRAIRIE REVIVAL



PRAIRIE REVIVAL



## **ART AND SIGNAGE**

The incorporation of art and signage compatible with the proposed architectural design is essential. Designers are encouraged to be creative and propose ideas even if inconsistent with City code. The following examples demonstrate art and signage with an emphasis on murals and neon or back lighting are meant only for designer consideration and basis for research:

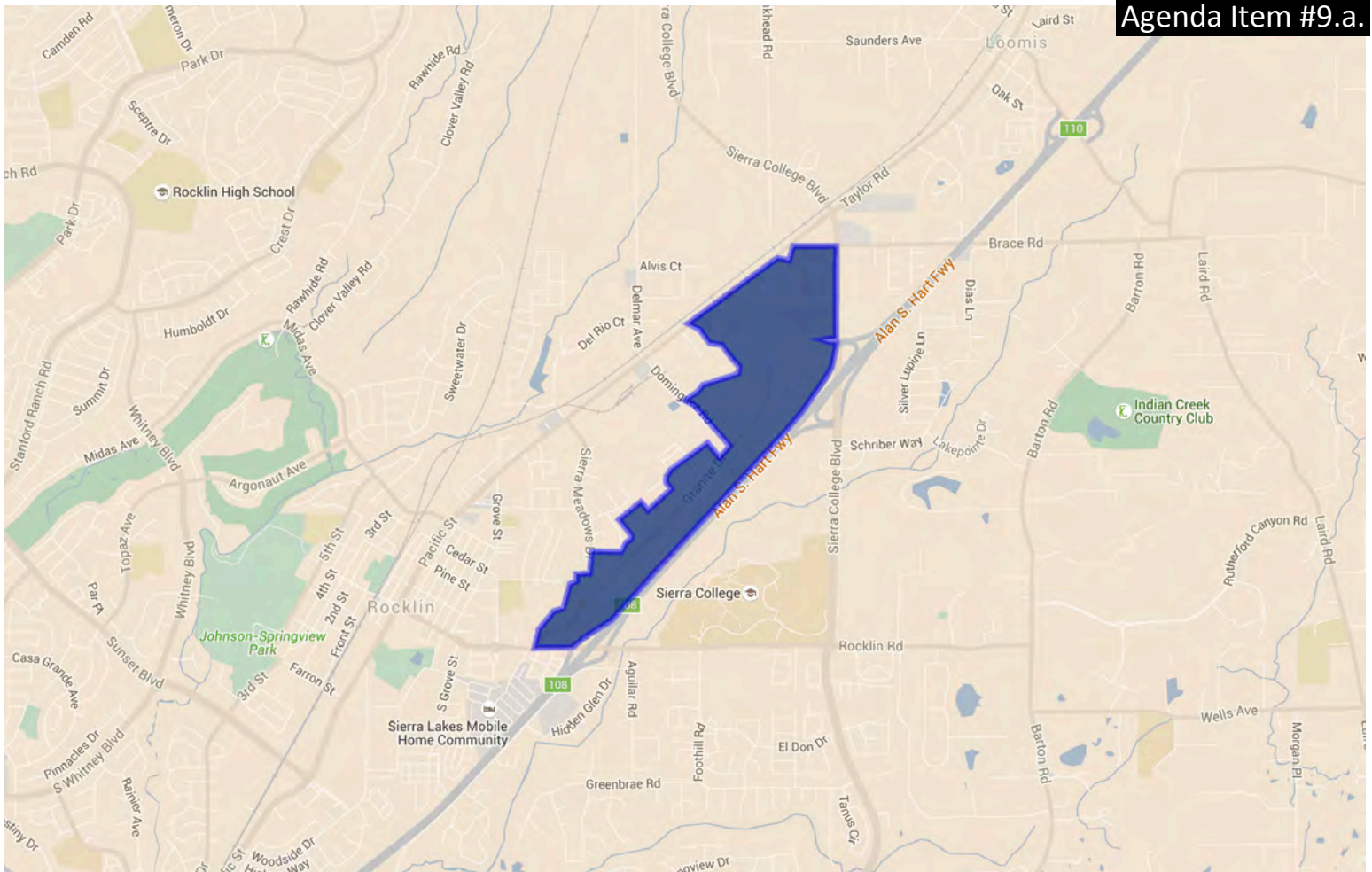


## **DISTRICT BOUNDARIES**

Each district is defined geographically based on land use, transportation, and natural features which results in irregularly shaped boundaries. In most cases a “core” area near the center of the district and a “transition” area near the edge of the district are shown on each district map to express the intent that proposed structures located close to the center should pay special attention to the archetype(s), while those at the edge in areas of transition should also attempt to blend with existing architectural patterns adjacent but outside of the district.

### **CORE**





## BUILDING EXAMPLES

Use the building examples below for inspiration on creating your building in the Granite District. Photos of some existing structures may not be indicative of the desired architecture, but may include features that should be reviewed.



# SMALL STRUCTURES

CORE



CORE



CORE



# MEDIUM STRUCTURES

CORE

CORE

CORE



# LARGE STRUCTURES

CORE

CORE

CORE





# APPENDIX





# UNIVERSITY DISTRICT

## Vision

- The district's architecture is contemporary and expands on the modern archetype to elevate learning, creativity, and industry. Progressive thinkers and companies desire to locate within this urban district because it's a walkable destination for innovation and mixed use development.

## ARCHETYPE

Designed in 1985 by world-renown architect Frank Gehry, the former Herman Miller furniture factory (current home of William Jessup University) serves as the primary exemplar for this district's architectural style and approach. The campus contains fragmented building alignments supporting interesting and diverse internal spaces. There is a strong horizontal emphasis to exterior facades including long metallic paneled wall surfaces broken by voids, patterned openings and projecting planes. Primary colors are used to accent feature elements and surfaces.



# ARCHITECTURAL FEATURES

The following architectural features or elements commonly characterize the architecture sought after for the district. Designers should pay special attention to these features and incorporate a minimum of three of the following:

STRONG LINEAR EMPHASIS

STRONG GEOMETRIC PROJECTIONS AND CANTILEVERS

STRONG VOIDS

STRONG USE OF COLOR

METALLIC PANELS AND SURFACES

TRANSLUCENCY

EXPOSED STRUCTURAL ELEMENTS

CORNER ACCENTUATION

COMPLEX GEOMETRIC FORMS

INCORPORATION OF PASSIVE TECHNOLOGIES AND DEVICES



# ARCHITECTURAL STYLES

The following architectural styles and related examples offer a complimentary approach for designer consideration and basis for research:

DECONSTRUCTIVISM

AMORPHIC

ECOLOGICAL

In addition, contemporary interpretations of the following historic architectural styles and related examples should be considered:

FUTURISM

NEO EXPRESSIONISM

BAUHAUS

DE STIJL

MODERNE

STRUCTURALISM



AMORPHIC



AMORPHIC



BAUHAUS



DE STIJL



DECONSTRUCTIVISM



DECONSTRUCTIVISM



ECOLOGICAL



ECOLOGICAL



FUTURISM



MODERNE



NEO EXPRESSIONISM

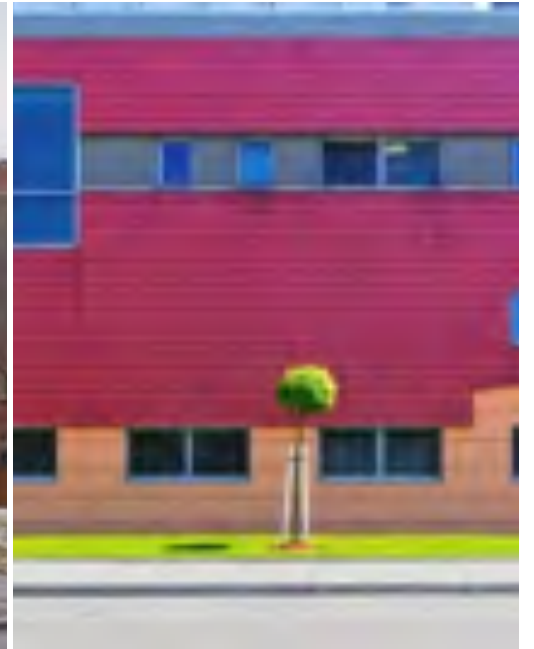


STRUCTURALISM

## ART AND SIGNAGE

The incorporation of art and signage compatible with the proposed architectural design is essential. Designers are encouraged to be creative and propose ideas even if inconsistent with City code. The following examples demonstrate contemporary art and signage as interactive with an emphasis on color and meant only for designer consideration and basis for research.





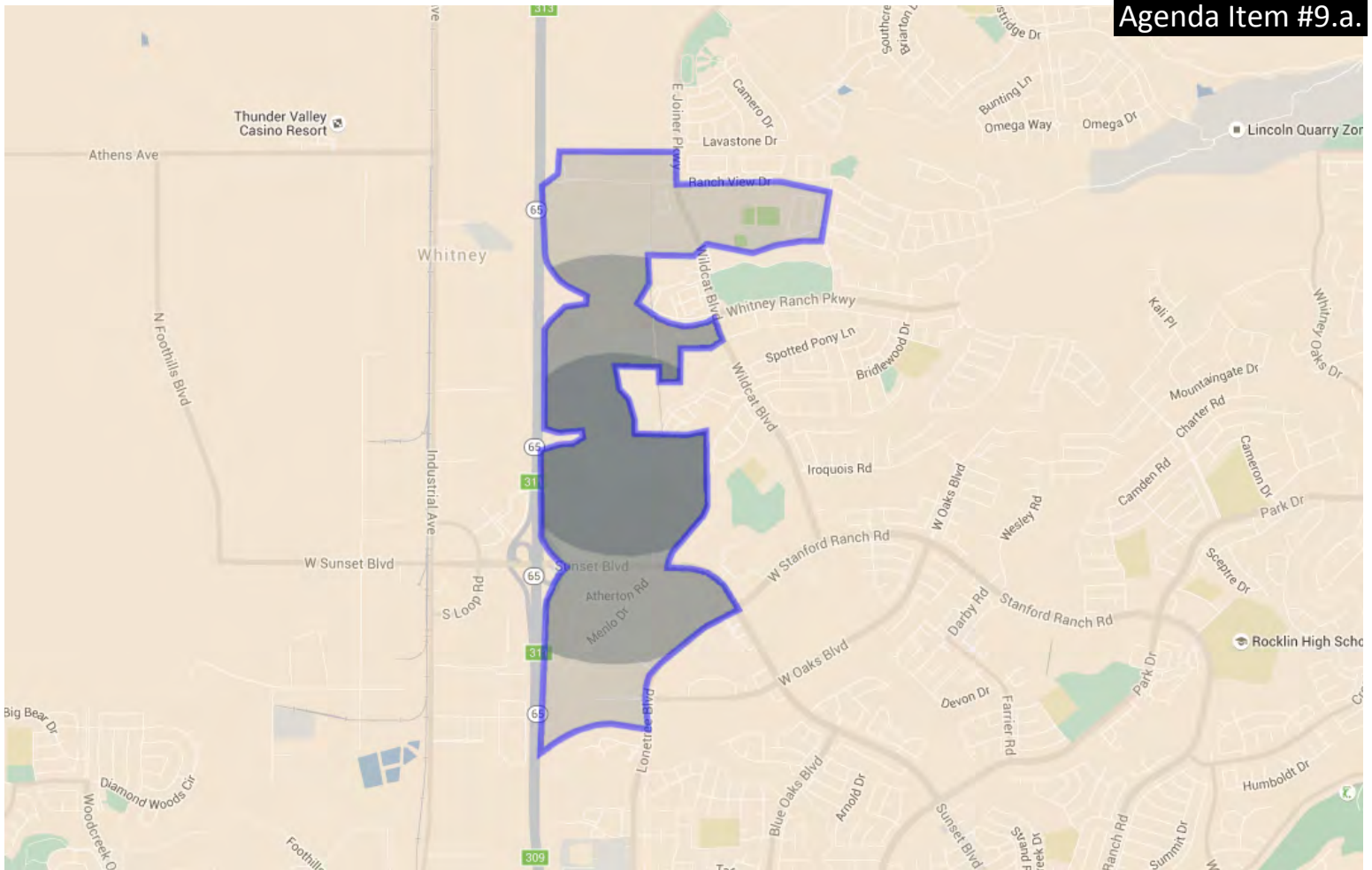


## DISTRICT BOUNDARIES

Each district is defined geographically based on land use, transportation, and natural features which results in irregularly shaped boundaries. In most cases a “core” area near the center of the district and a “transition” area near the edge of the district are shown on each district map to express the intent that proposed structures located close to the center should pay special attention to the archetype(s), while those at the edge in areas of transition should also attempt to blend with existing architectural patterns adjacent but outside of the district.

CORE

TRANSITION



## BUILDING EXAMPLES

Use the building examples below for inspiration on creating your building in the University District. Photos of some existing structures may not be indicative of the desired architecture, but may include features that should be reviewed.

# SMALL STRUCTURES

CORE

TRANSITION

TRANSITION



# MEDIUM STRUCTURES

CORE

TRANSITION

TRANSITION



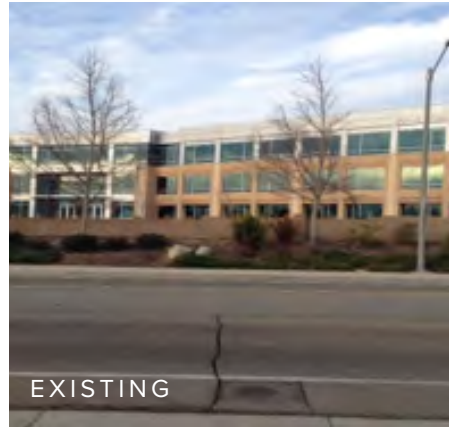


# LARGE STRUCTURES

CORE

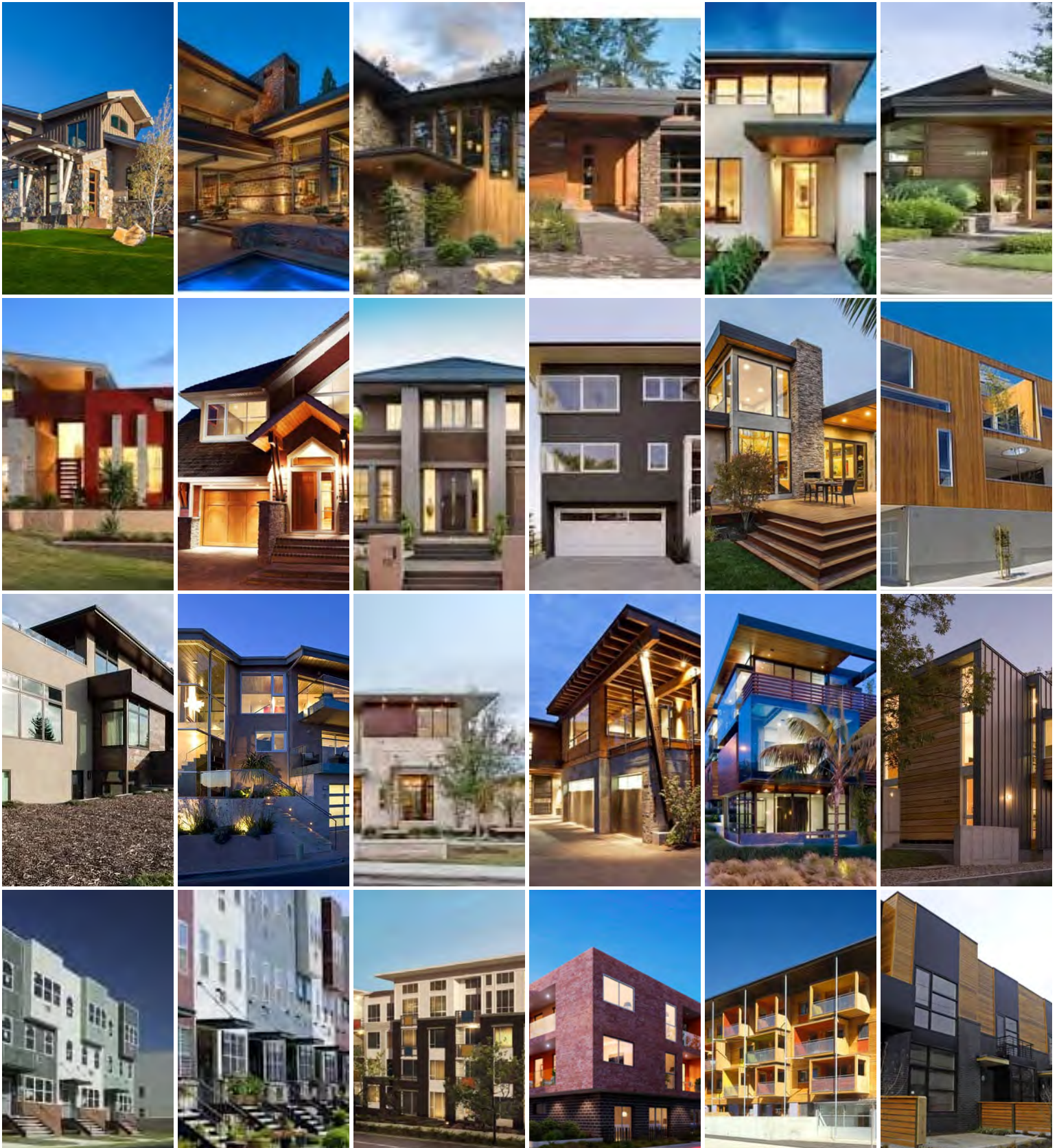
TRANSITION

TRANSITION





# APPENDIX













# QUARRY DISTRICT

## Vision

- The district is a safe, walkable, and inviting village; a gathering place anchored by Quarry Park. The architecture is rustic and vernacular featuring granite, exposed wood elements and reminiscent of its mining heritage. The village is charming and respectful to the community's historic roots yet also vibrant and bold meeting citizen's expectations for housing, retail shopping and entertainment.

## **ARCHETYPE**

This is a historic and architecturally diverse district featuring human-scaled native granite and wood frame structures. There are not one but many existing buildings which serve as archetypal references for future design consideration.



# ARCHITECTURAL FEATURES

The following architectural features or elements commonly characterize the architecture sought after for the district. Designers should pay special attention to these features and incorporate a minimum of three of the following:

- EXPOSED WOOD FRAMING
- STONE MASONRY
- GABLE ROOFS
- DORMERS
- EXPOSED RAFTERS
- OPERABLE WINDOWS WITH DIVIDED LIGHTS
- OPERABLE SHUTTERS
- PANELS
- CHIMNEYS PORCHES AND COLONNADES
- BAY WINDOWS
- SHED ROOFS
- NOVELTY SIDING
- SHINGLES
- DECORATIVE ELEMENTS



# ARCHITECTURAL STYLES

Contemporary interpretations of the following historic architectural styles and related examples should be considered:

BUNGALOW

CRAFTSMAN

ARTS AND CRAFTS

TIMBER FRAME REVIVAL

CARPENTER GOTHIC REVIVAL

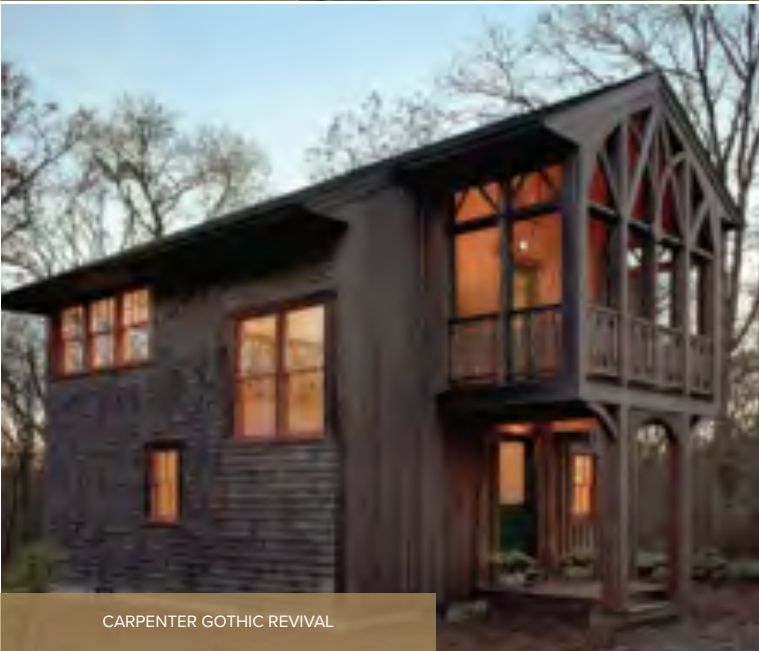
SHINGLE STYLE



BUNGALOW



ARTS AND CRAFTS



CARPENTER GOTHIC REVIVAL



CRAFTSMAN



SHINGLE STYLE



TIMBER FRAME REVIVAL

## **ART AND SIGNAGE**

The incorporation of art and signage compatible with the proposed architectural design is essential. Designers are encouraged to be creative and propose ideas even if inconsistent with City code. The following examples demonstrate art and signage with an emphasis on weathered and reused materials and are meant only for designer consideration and basis for research.





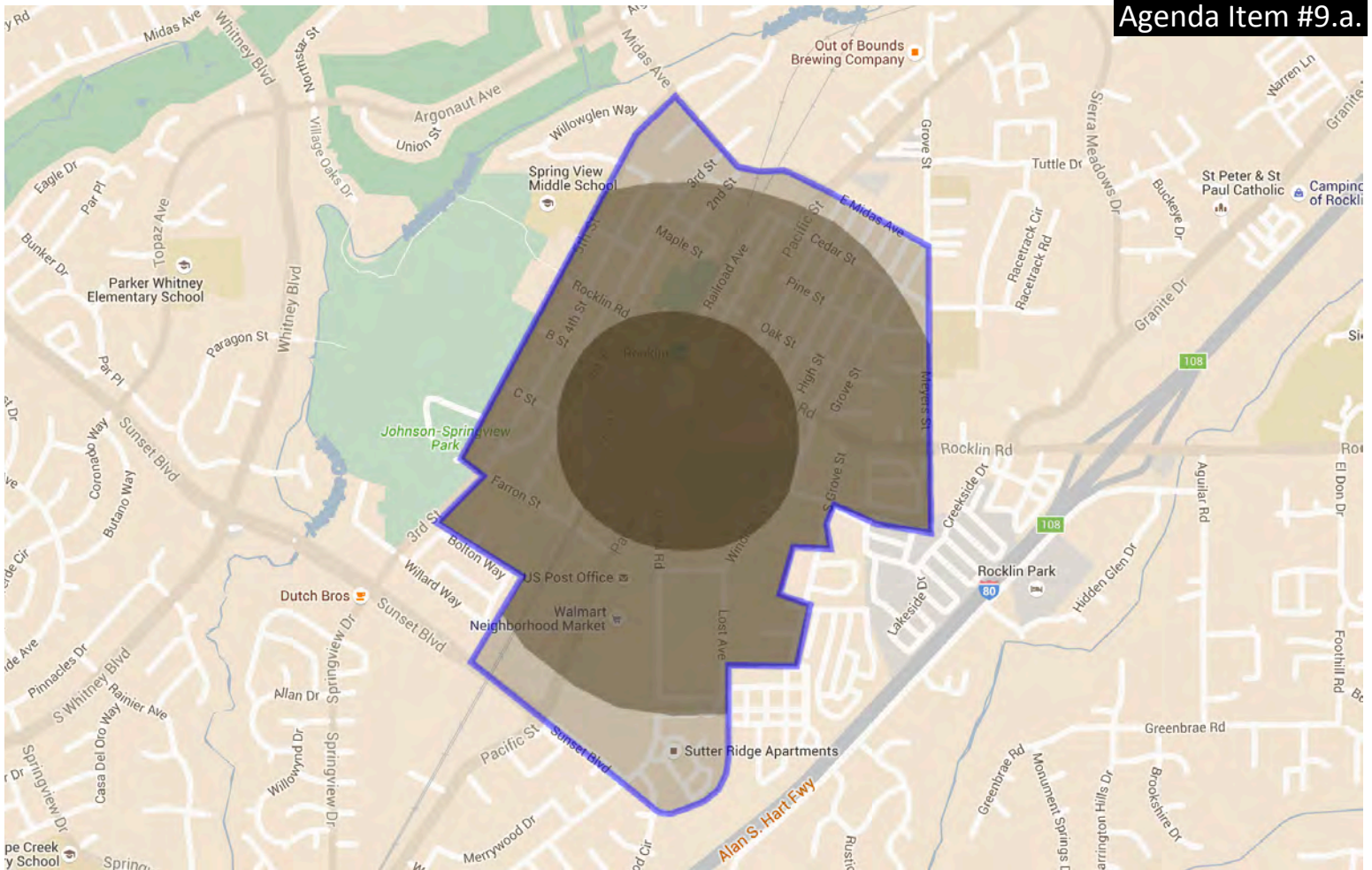


## DISTRICT BOUNDARIES

Each district is defined geographically based on land use, transportation, and natural features which results in irregularly shaped boundaries. In most cases a “core” area near the center of the district and a “transition” area near the edge of the district are shown on each district map to express the intent that proposed structures located close to the center should pay special attention to the archetype(s), while those at the edge in areas of transition should also attempt to blend with existing architectural patterns adjacent but outside of the district.

CORE

TRANSITION



## BUILDING EXAMPLES

Use the building examples below for inspiration on creating your building in the Quarry District. Photos of some existing structures may not be indicative of the desired architecture, but may include features that should be reviewed.

# SMALL STRUCTURES

CORE

TRANSITION

TRANSITION





# MEDIUM STRUCTURES

CORE

TRANSITION

TRANSITION





# LARGE STRUCTURES

CORE

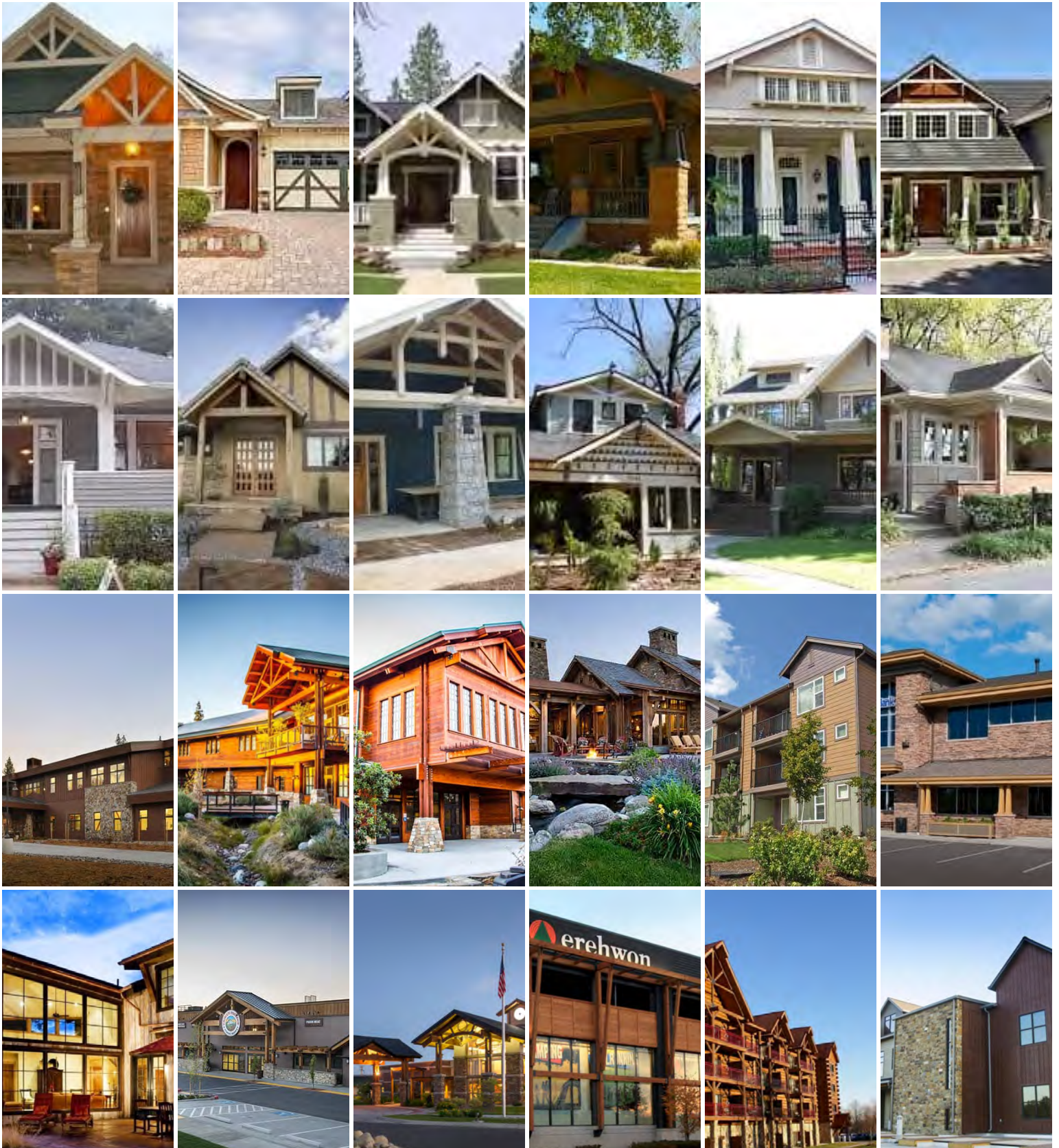
TRANSITION

TRANSITION

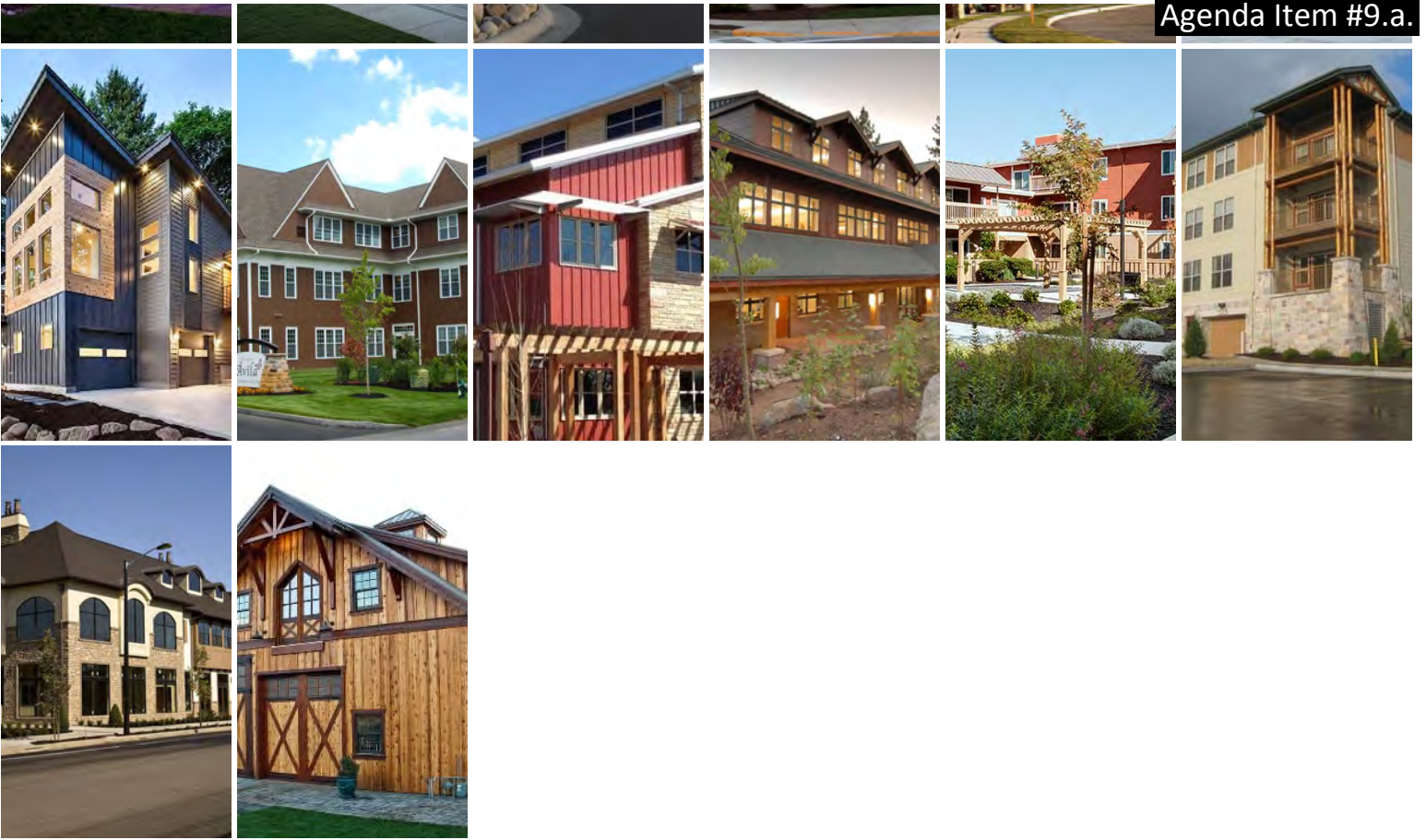




# APPENDIX







# COLLEGE DISTRICT

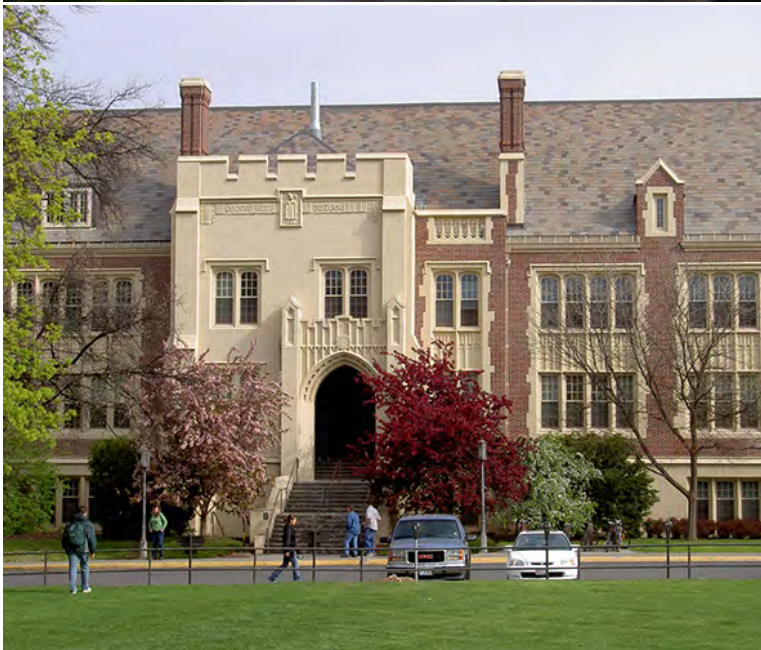
## Vision

- The district is interconnected with Sierra College featuring contemporary interpretations of traditional forms of collegiate architecture. The district offers something to do for all age groups with a focus on continuing and higher education. There are a variety of housing types for students and educators alike.



## **ARCHETYPE**

Currently, there are no buildings embodying all aspects of the traditional collegiate style of architecture desired for the district. The following images are meant to serve as archetypal references for future design consideration.



# ARCHITECTURAL FEATURES

The following architectural features or elements commonly characterize the architecture sought after for the district. Designers should pay special attention to these features and incorporate brick into the building(s) plus a minimum of three of the following:

- ARTICULATED CORNICES
- ARTICULATED COLUMNS (INCLUDING BASES AND CAPITALS)
- DECORATIVE TRIM
- CASED OPENINGS
- OPERABLE WINDOWS WITH DIVIDED LIGHTS
- PORCHES AND BALCONIES (INCLUDING ARTICULATED RAILINGS)
- OPERABLE SHUTTERS
- COMPLEX GABLES
- CHIMNEYS
- PRECAST ACCENTS
- BOXED BAY WINDOWS
- TRANSOM WINDOWS
- NOVELTY SIDING
- MANSARD ROOFS
- SHINGLES
- DECORATIVE ORNATE METAL WORK
- PATINA FINISHES

# ARCHITECTURAL STYLES

Contemporary interpretations of the following historic architectural styles and related examples should be considered:

COLLEGIATE GOTHIC

GEORGIAN

COLONIAL REVIVAL

VICTORIAN REVIVAL

FEDERAL

GOTHIC REVIVAL





COLLEGIATE GOTHIC



COLONIAL REVIVAL



FEDERAL



GEORGIAN



GOTHIC REVIVAL

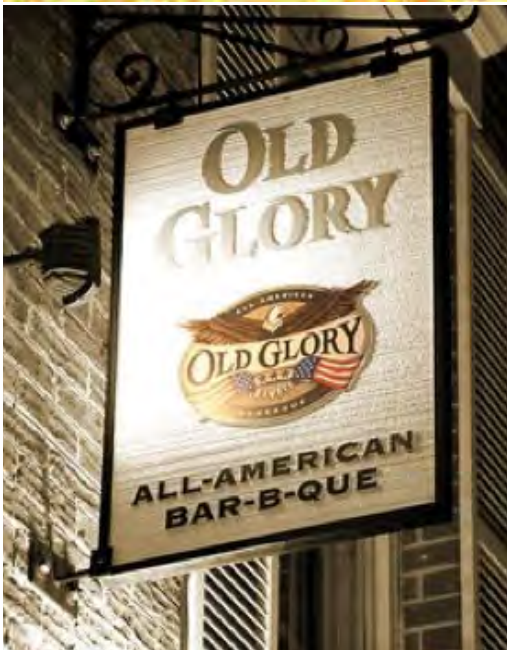


VICTORIAN REVIVAL

## ART AND SIGNAGE

The incorporation of art and signage compatible with the proposed architectural design is essential. Designers are encouraged to be creative and propose ideas even if inconsistent with City code. The following examples demonstrate art and signage with an emphasis on metalwork and the incorporation of brick and are meant only for designer consideration and basis for research.





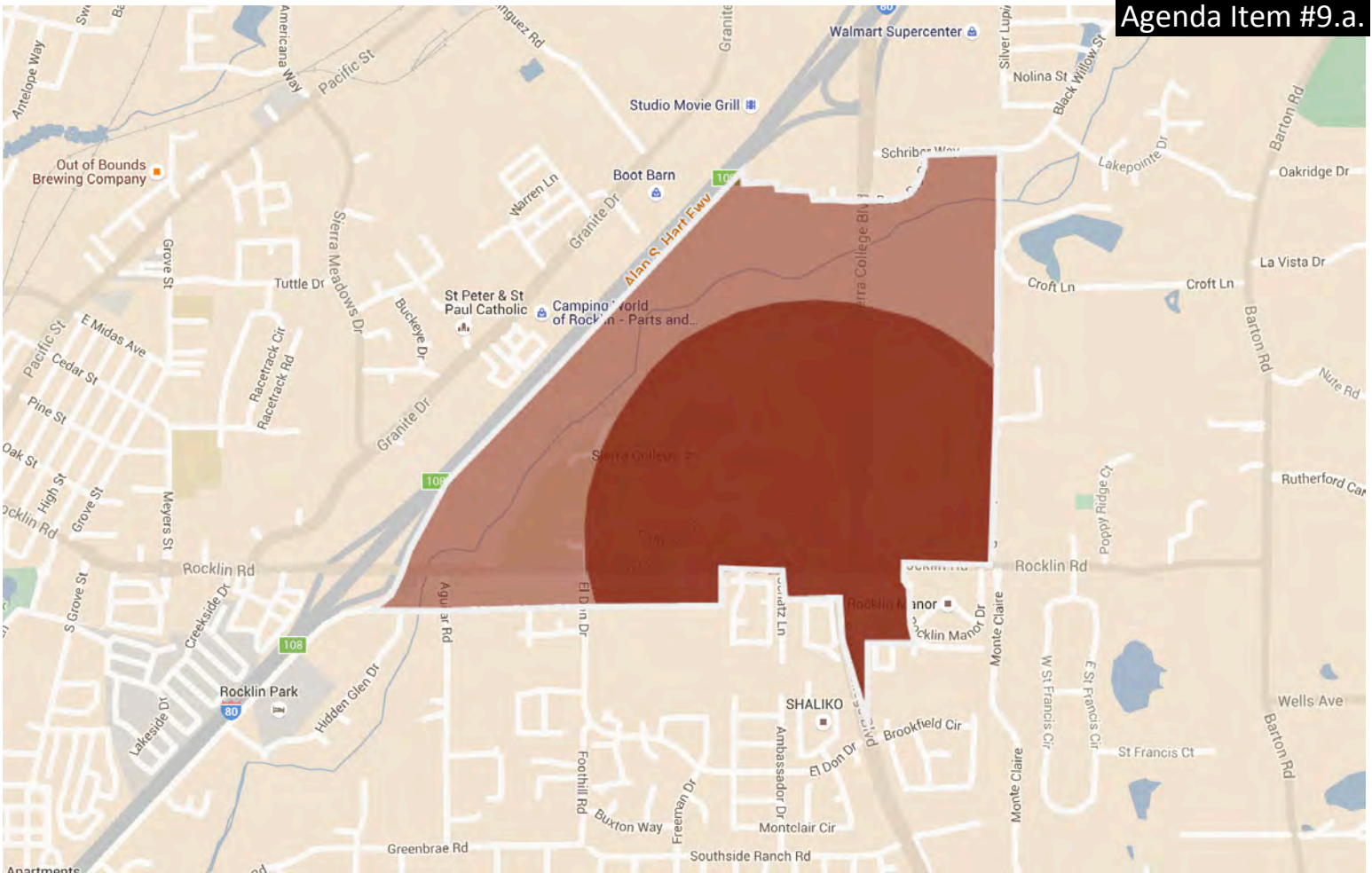
## DISTRICT BOUNDARIES

Each district is defined geographically based on land use, transportation, and natural features which results in irregularly shaped boundaries. In most cases a “core” area near the center of the district and a “transition” area near the edge of the district are shown on each district map to express the intent that proposed structures located close to the center should pay special attention to the archetype(s), while those at the edge in areas of transition should also attempt to blend with existing architectural patterns adjacent but outside of the district.

CORE

TRANSITION





## BUILDING EXAMPLES

Use the building examples below for inspiration on creating your building in the College District. Photos of some existing structures may not be indicative of the desired architecture, but may include features that should be reviewed.

# SMALL STRUCTURES

CORE

TRANSITION

TRANSITION



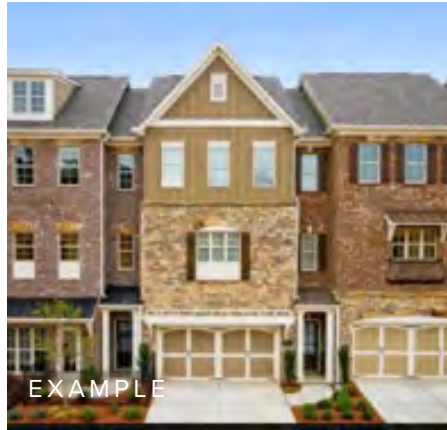


# MEDIUM STRUCTURES

CORE

TRANSITION

TRANSITION



# LARGE STRUCTURES

CORE

TRANSITION

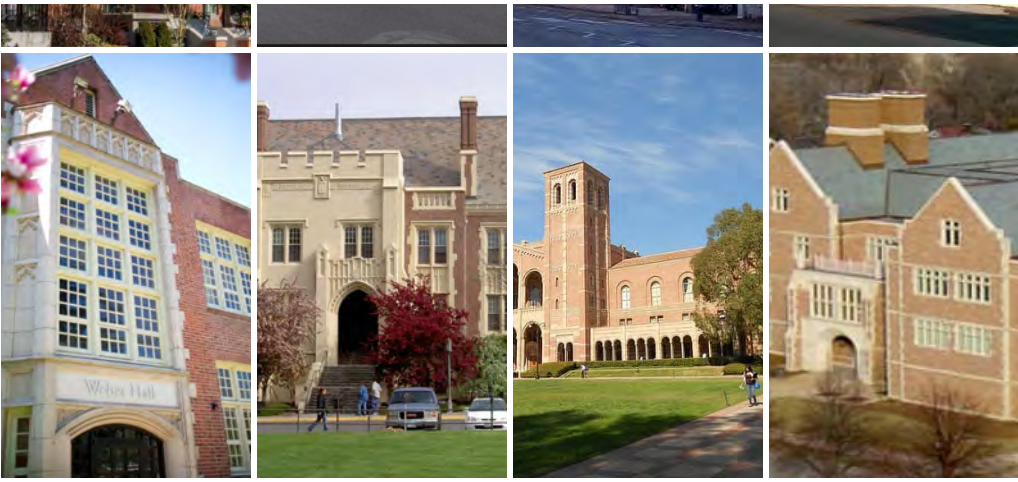
TRANSITION





# APPENDIX







**CITYWIDE DESIGN REVIEW OBJECTIVES AND CRITERIA**

Rocklin places high value on the design of its Community.

This document contains both Citywide Design Review Criteria and Criteria that is specific to unique geographic Districts where the Community has envisioned and will implement particular Architectural themes.

Sections D and E of the Design Review Criteria apply citywide, except that provisions related to Building Architecture, Public Art and Signage within the following Districts shall supersede those which apply citywide:

University District

Quarry District

Granite Drive District

College District

Criteria specific to Building Architecture, Public Art and Signage in the Districts noted above are contained in Section G of this document.

**A. DESIGN REVIEW: WHEN REQUIRED.**

1. In all cases, tThe Design Review Board shall review each application ~~for a building permit for~~ associated with the following types of construction within all areas subject to design review under Rocklin Municipal Code Chapter 17.72.:

~~1.a.~~ All new construction of multi-family 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 multifamily residential and non-residential projects.

~~a.b.~~ All new construction of single-family residential units on lots less than 6,000 square feet in area and/or specific single family lots identified as requiring design review in entitlements approved by the Planning Commission and/or City Council, except those that are located in the R1-5 zoning district.

~~a.c.~~ All new single-family residential units within the University, Quarry, Granite Drive and College Districts regardless of lot size.

~~Any exterior addition or modification of multi-family and non-residential structures, including significant changes permanent sign structure.~~

~~d.4.~~ Relocation of any multifamily residential or non-residential building or structure.

~~5. e. Permanent P stand alone parking lots and parking structures.~~

2. Modifications to Projects That Have Received Design Review Approval or Modifications to Existing Multi-Family and Non-Residential Development Projects:

Repainting, 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 deviate 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 Community Development Director unless specifically stated in the approving Design Review resolution. The Community Development Director may determine that such requests depending upon the scope and magnitude of the changes require approval by the Planning Commission or Architectural Review Committee as applicable.

3. The following shall not be subject to design review unless specified.

a. General maintenance of existing structures, parking lots and landscaping. For purposes of these Guidelines and Criteria maintenance is defined as activities required or undertaken to conserve as nearly, and as long, as possible the original condition of an asset or resource while compensating for normal wear and tear. Any modification or replacement of materials associated with general maintenance involves use of that which is the same in color and substantially similar to or of higher quality than the existing material in place. Maintenance of landscaping as defined does not include removal of mature trees and plants.

~~1.b.~~ Repainting where the color of the paint substantially complies with the approved paint color unless specifically stated in the approving Design Review resolution.

~~2. Re-roofing, or re-siding where the new material substantially complies with the approved existing material.~~

~~3.c.~~ Repair, cleaning, or refurbishing of an existing permanent building, structure or sign.

~~4. Permanent sign replacement where a sign is similar in design to the entitled permanent sign.~~



~~5. Minor architectural elements of a sign, building or structure that substantially comply with the approved design.~~

~~d6. Temporary signs.~~

~~e7. Resurfacing and 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.~~

~~8. Installation of new landscaping areas.~~

## **B. DESIGN REVIEW OBJECTIVES**

In previous decades, cities and counties relied almost exclusively on zoning and subdivision ordinances to regulate the design and appearance of new development. However, in recent years, staff and decision makers have become increasingly aware that those techniques and standards alone are not adequate to deal effectively with some of the more subtle aspects of development related to building aesthetics, design quality, the relationship of new development with existing buildings, or in some instances, with the character of the community as a whole.

One of the City's primary desires is to create a "sense of place" in Rocklin by incorporating unique natural features, creating thoughtful layouts and connections between projects, establishing desirable public spaces, softening the suburban hardscape with ample landscaping, including focal points with decorative accent features (i.e., fountains and public art), and insisting on the use of quality materials and design rather than accepting standardized corporate image driven design that can lead city after city to appear like "Anywhere USA". The market, economy, and land values all change fairly rapidly, but poor design lasts forever.

The objective of design review is to provide a forum to review small lot single family developments, multi-family residential, and nonresidential development to encourage originality in building and landscaping design in a manner that will enhance the physical appearance of the community; encourage harmonious and compatible development; reduce potential visual conflicts with adjacent development (both existing and proposed); and involve area residents, owners, and merchants in the review process. The Board shall evaluate design review applications by applying the following criteria in conjunction with Chapter 17.72. These criteria are not intended to supersede requirements in the City's development and construction regulations, or restrict imagination, innovation or variety, but rather to assist in focusing on design principles that can result in creative solutions to assist in promoting the objectives of design review.

As used herein, the terms “should” or “are encouraged” means the city strongly prefers that the applicant apply the criteria to his or her project, but the applicant may use an alternative design feature to the one expressed by the criteria, if they can demonstrate that an alternative design feature may be used to achieve the design concept or desired aesthetic.

The applicant is generally expected to comply with the criteria unless he or she can demonstrate that unique circumstances or special characteristics applying to the project warrant the use of an acceptable alternative to the standard expressed in the criteria or they can demonstrate that adherence to the criteria (1) will render the project infeasible and (2) even without complying with the specific criteria, the project design as a whole will still achieve the City’s design goals and policies.

The term “prohibited” is intended to illustrate those aspects of design which do not achieve the city’s design review objectives or meet the design review criteria and are therefore, not permitted.

The final determination regarding whether or not a project meets the City’s design review objectives and criteria rests with the approving body (i.e., the Planning Commission). The only exceptions to this being those instances when entitlements that are processed concurrently with design review require City Council approval, or a decision made by the Planning Commission is appealed to the City Council.

The authority for the City to make these determinations emanates from the police power which is defined as the power of the government to enforce regulations designed to protect public health, safety, morals, and general welfare. This includes land-use and aesthetic restrictions.

As stated by the California Supreme Court: “We have recognized that a city’s or county’s power to control its own land use decisions derives from this inherent police power, not from the delegation of authority by the state. *See, e.g., Candid Enters., Inc. v. Grossmont Union High Sch. Dist.*, 39 Cal. 3d 878, 885-86 (1985).”

The police power allows cities to tailor regulations to suit the interests and needs of a “modern, enlightened and progressive community,” even as those interests and needs change. *Rancho La Costa v. County of San Diego*, 111 Cal. App. 3d 54, 60 (1980).

The City may exercise its police power to achieve an expansive range of interests. The California Supreme Court has held that aesthetic reasons alone can justify the exercise of the police power.

## C. ARCHITECTURAL REVIEW COMMITTEE

### Goals

1. Providing developers upfront feedback on architectural design submittals affords greater predictability and likelihood of achieving high quality design.
2. Streamlining review of the architectural aspects of development projects while achieving conformance with Citywide and District Guidelines.

### Purpose

The Committee serves as a recommending body on building architectural design within the University, College, Quarry and Granite Drive Districts (does not include other onsite, offsite, or environmental review consideration).

The Committee is to review proposed project architectural design submittals (including the incorporation of building related art and signage) to determine compliance with applicable guidelines and to transmit its recommendation to the Planning Commission.

The Committee can make a recommendation to override adopted sign regulations if they can establish findings as to why compliance with existing regulations is infeasible or undesirable.

The Planning Commission is the City's designated Design Review Board, however, the Commission's purview relative to building architecture (style, colors, materials), signage (design, colors, materials) and building related art which the Architectural Review Committee has already found consistent with adopted guidelines and criteria is extremely narrow. The Planning Commission's authority to request minor alterations to project architecture and other related features is limited to those instances when such changes are justified by public health and safety, overriding onsite, offsite, or environmental considerations only.

### Appointment

The Committee includes two appointed City Council members, two Planning Commissioners, and staff. Committee members are recommended by the Mayor and approved by City Council serving until they are replaced or resign. Terms are to be staggered every two years to ensure continuity.

**Meetings**

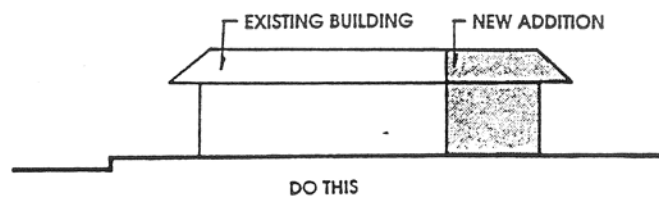
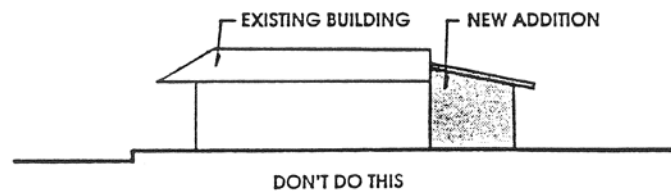
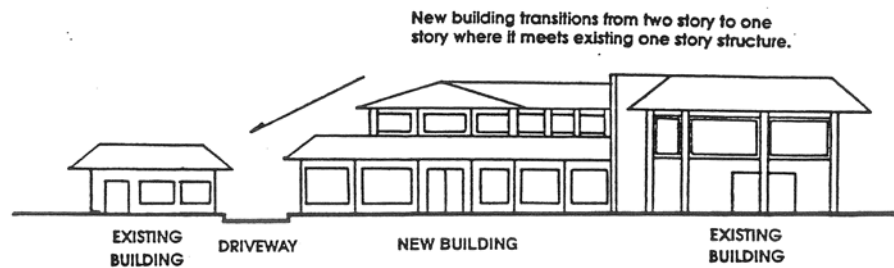
The Committee is scheduled to meet regularly twice per month (assuming there is business to be considered).

Initial submittals are reviewed by the Committee to determine compliance or required revisions. Resubmittals are reviewed together with the applicant until a final Committee determination is made.

**ED. DESIGN REVIEW CRITERIA**

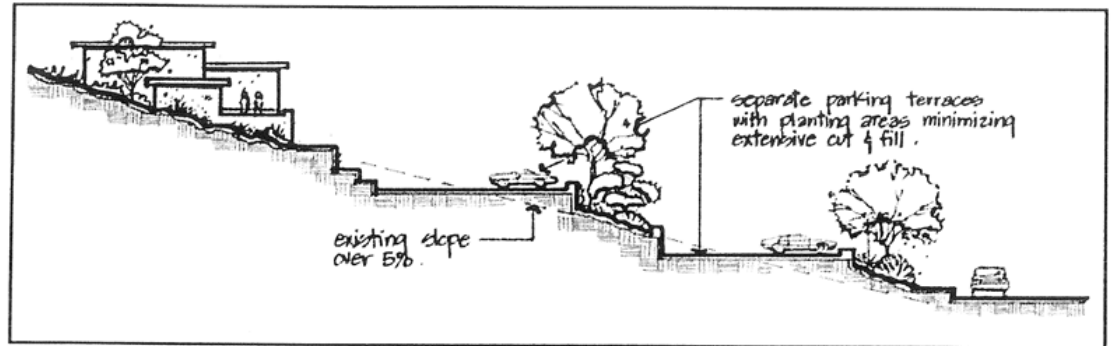
**1. Locating or siting of the proposed structure and/or addition to an existing structure.**

- a. Height and scale of each structure, including signs, should be compatible with its site improvements and buildings in the surrounding area.

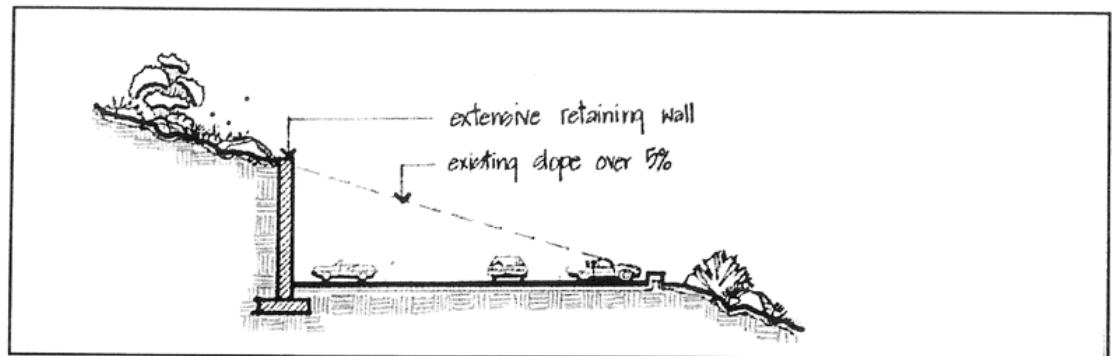


- b. Where natural or existing topographic patterns contribute to the beauty and unity of the building site and surrounding development, they should be preserved and incorporated into the plan.

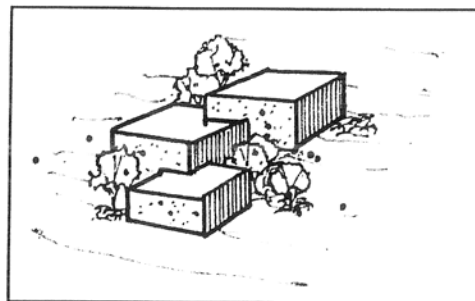




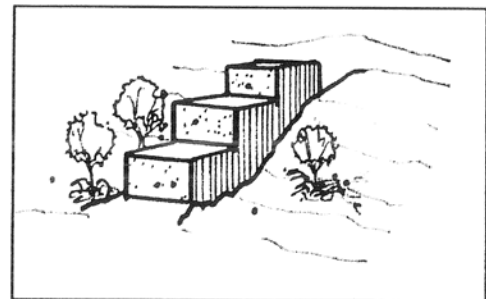
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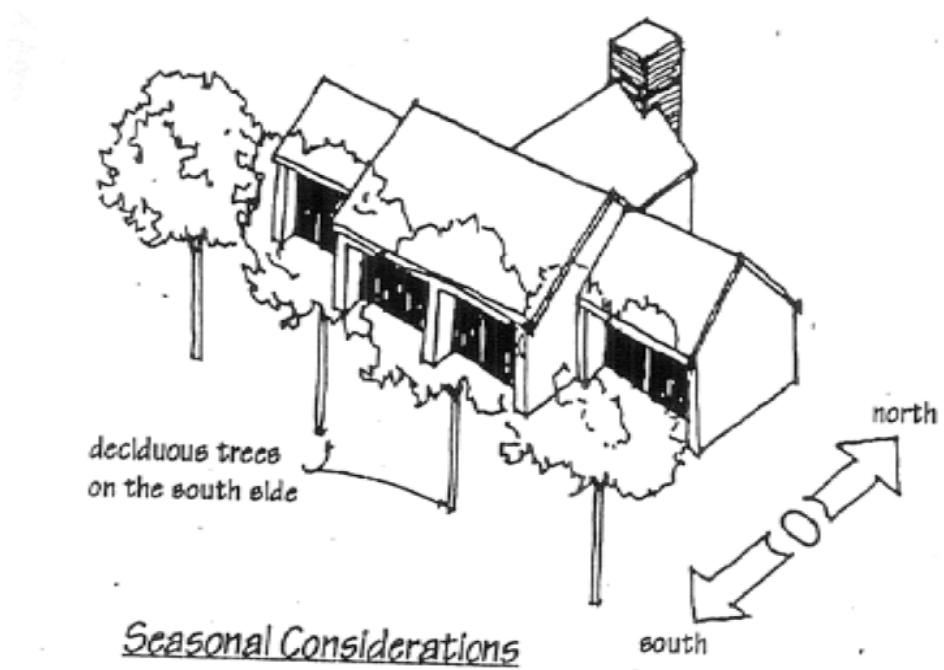
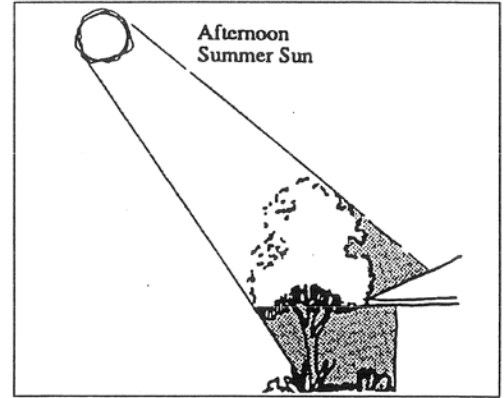
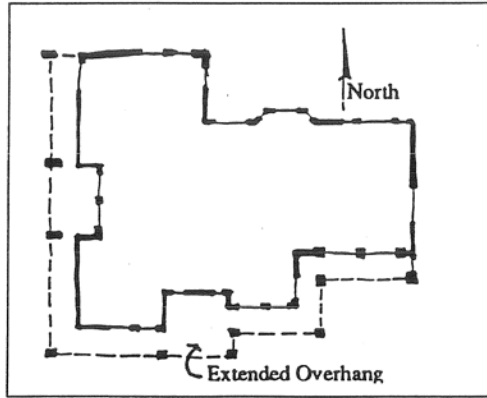


Encouraged



Discouraged

- c. Every effort should be made to preserve oak trees as a part of the site design for a project. Projects shall comply with the City's Oak Tree Preservation Ordinance as amended from time to time.
- d. Structures should be oriented in such a way as to take advantage of known atmospheric conditions (such as wind, sun, etc.) for purposes of heating and cooling, so as to conserve energy.

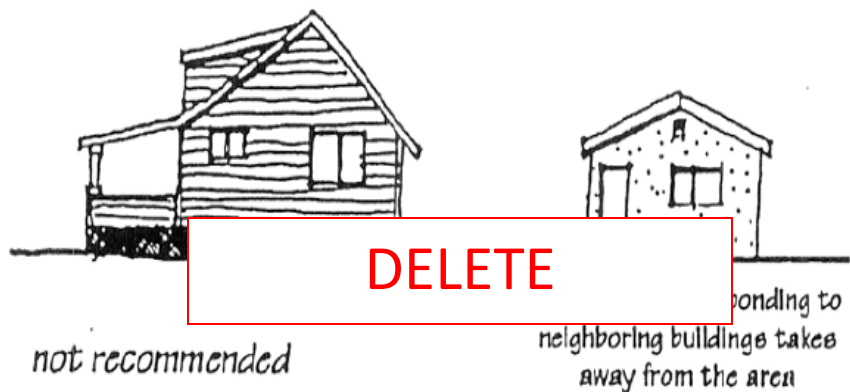
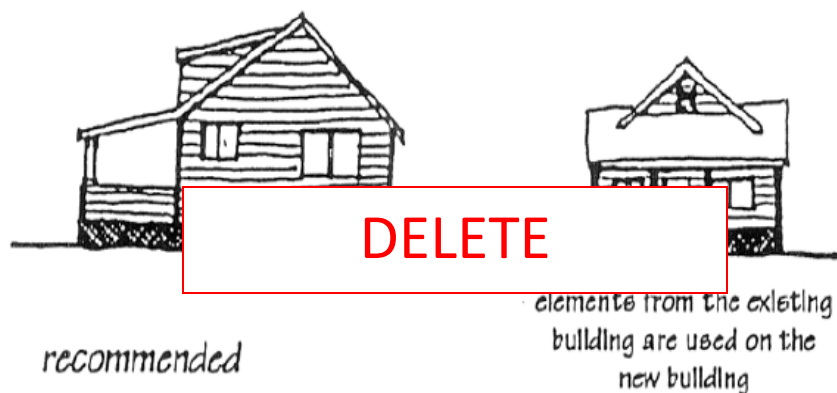


2. Site Planning.

- a. ~~Proposed buildings and structures of different architectural styles to those of the surrounding buildings should be made compatible by such methods as screening, site breaks, color or materials.~~

Thoughtful consideration should be given to development edges and transitions.

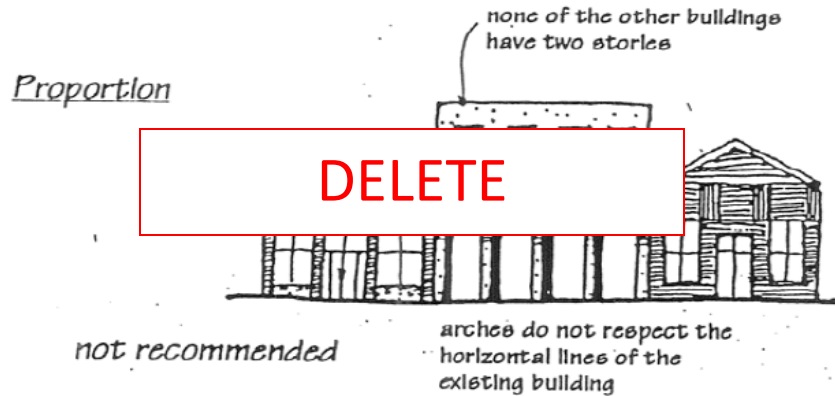
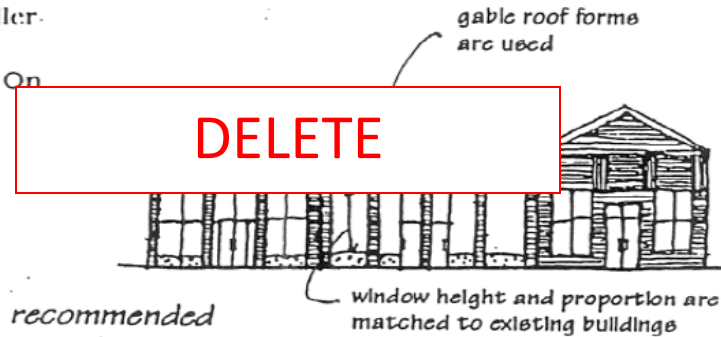
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Continuity of Design

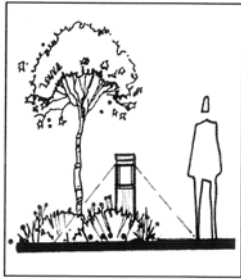
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For example, long smaller- tained by ame size. On



- b. ~~Buildings and structures shadowing onto adjacent properties should be minimized.~~
- c. Lighting standards and fixtures should be of a design and size compatible with the building and with adjacent areas and be complementary to the architectural style of the buildings. ~~Lighting should be restrained in brilliance by meeting Dark Sky principles.~~ Adverse glare onto adjacent properties is prohibited. More, smaller scale parking lot lights instead of fewer, overly tall and large parking lot lights should be installed. The use of bollard lighting, decorative poles and fixtures is strongly encouraged. Outdoor light fixtures mounted on building walls should relate to the height of pedestrians and not exceed 8 to 10 feet.





- d. ~~“Row” buildings and structures should be avoided except in the Downtown/Central Rocklin area.~~ Attractive building placement and articulation is desired. Variation may be achieved through the use of such measures as setbacks, building height variation, and wall and roof offsets, to prevent a monotonous appearance. Multiple buildings should be clustered to achieve a “village” scale with plazas and pedestrian areas. When clustering is impractical, a visual link should be established between buildings through the

use of arcades, trellises, colonnades, landscaping and trees, or enhanced paving.

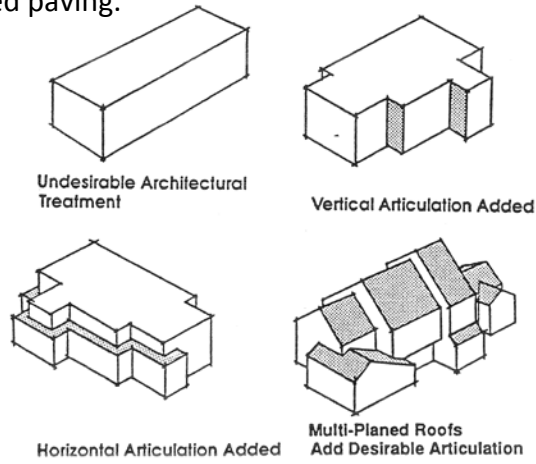
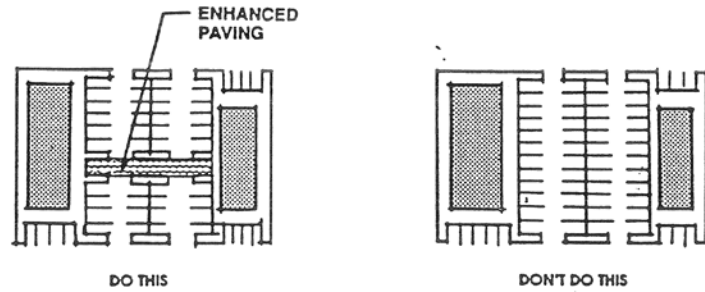
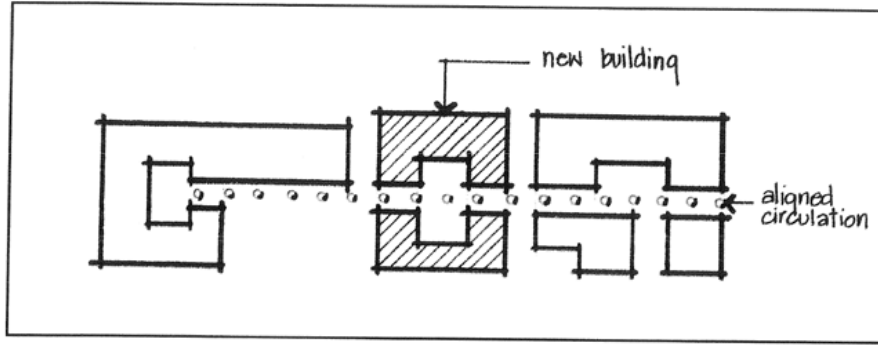


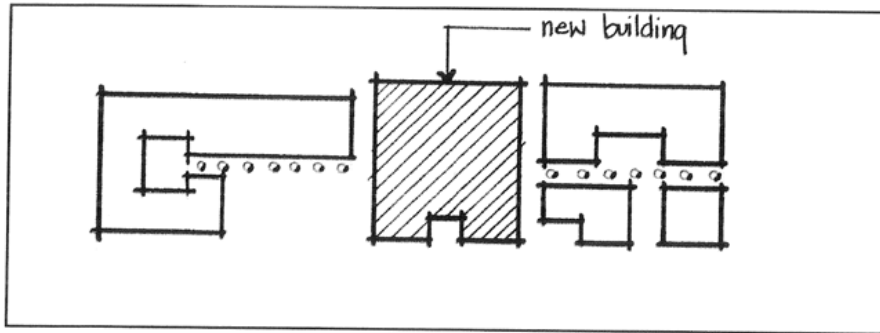
Figure 3-15 - Walkways Separate From Vehicle Access



- e. Projects with multiple phases, regardless of ownership of the applicable properties, should be coordinated in architecture and site design.

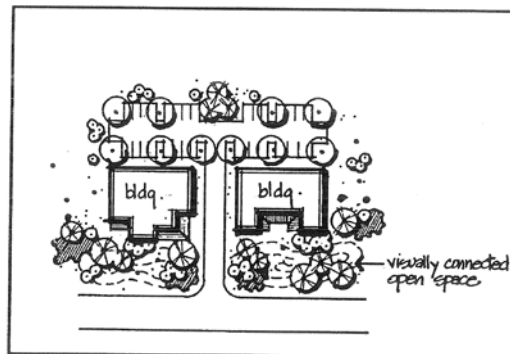


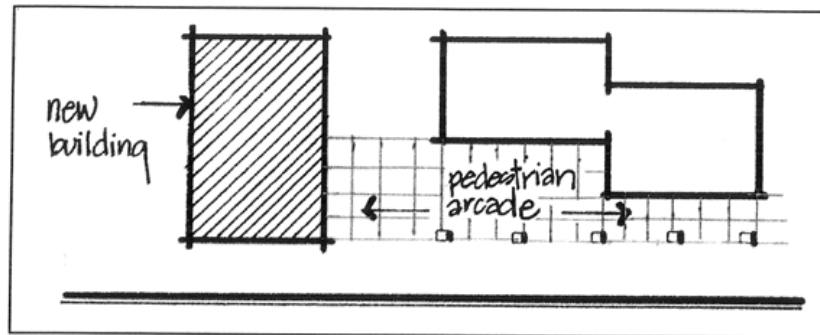
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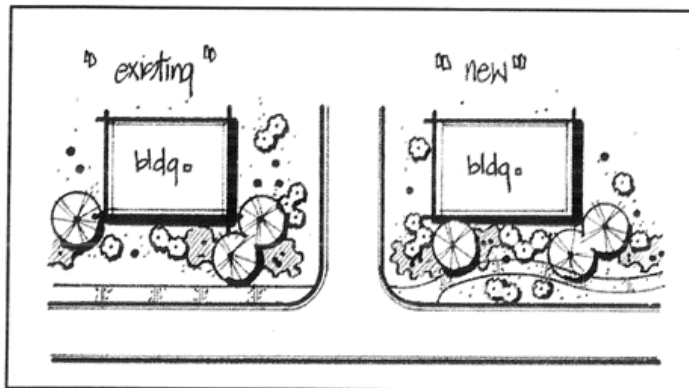
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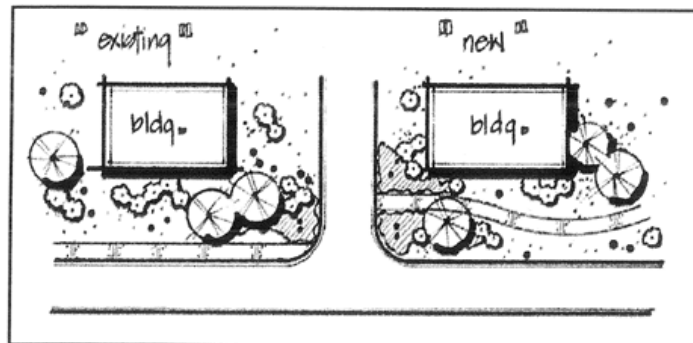




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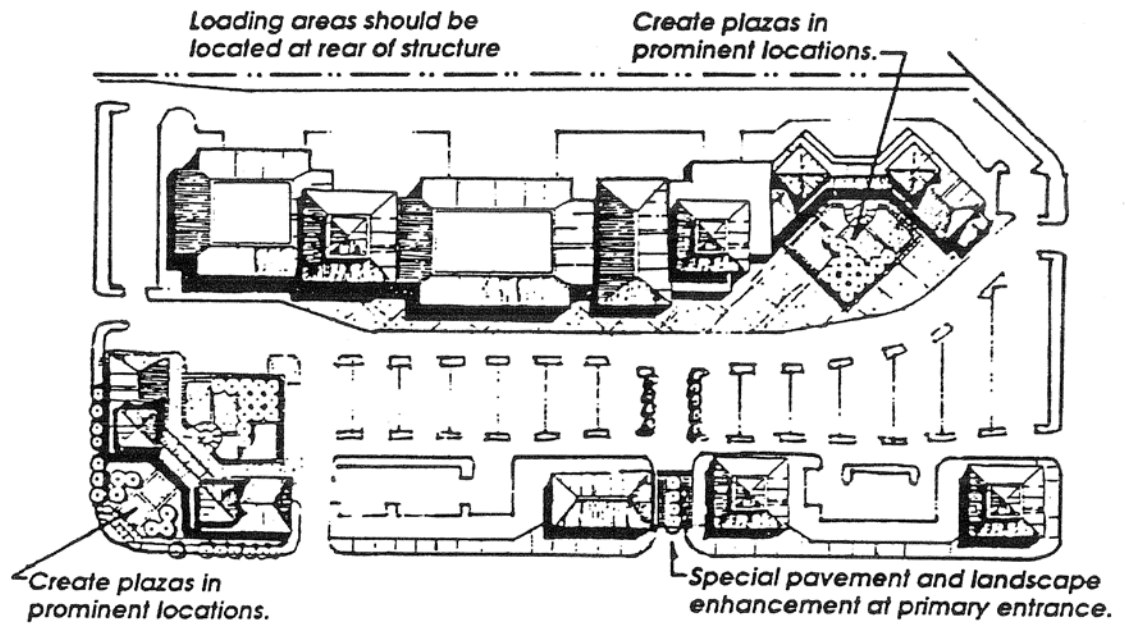


Discouraged

See also section 2.4.1, "Relationship to Adjacent Development".

- f. In most instances, loading facilities should not be located at the front of buildings where they will interfere with customer and employee traffic and can be difficult to adequately screen, unless site layout advantages and design enhancements can be incorporated to address those concerns. These facilities are usually more appropriate at the rear of buildings.

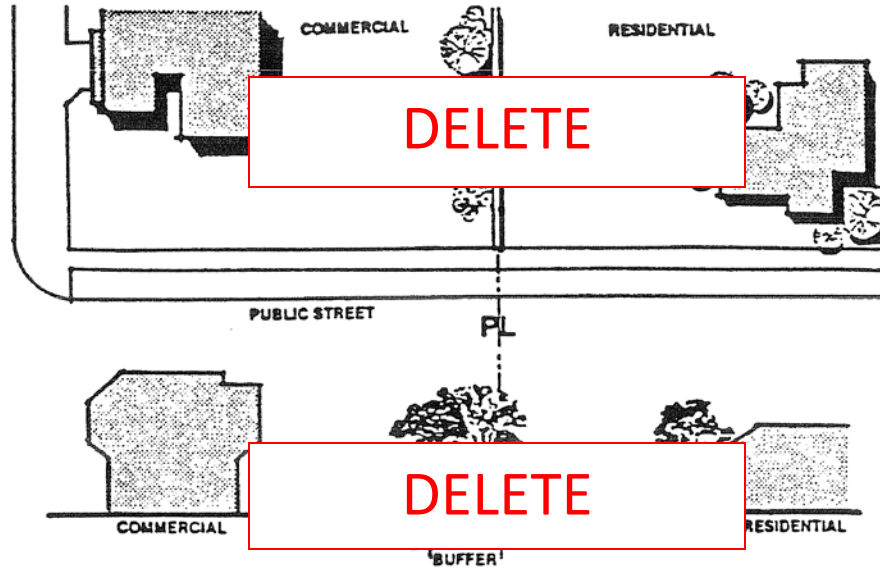




- g. Loading docks should be screened from street and off-site views to maximum extent feasible, and be architecturally integrated with the design of the building. Loading dock screen walls should include the materials used on the building where the dock is located and should include decorative caps and pilasters. Landscaping should be used to soften the appearance of the screen walls.

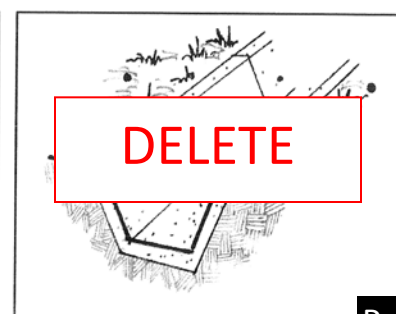
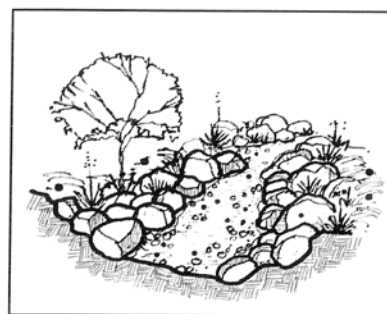
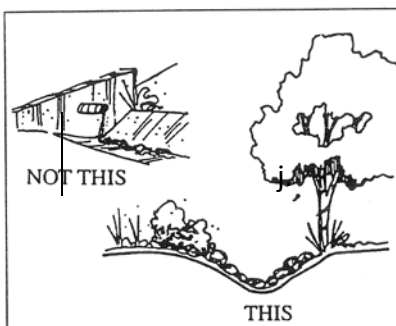


- h. Special attention should be given to the design of loading facilities adjacent to residential areas to minimize noise and visual conflicts. Techniques to achieve this guideline include lower lighting, orientation, sound walls and enclosed loading facilities.



Buffer separation is required between different uses.

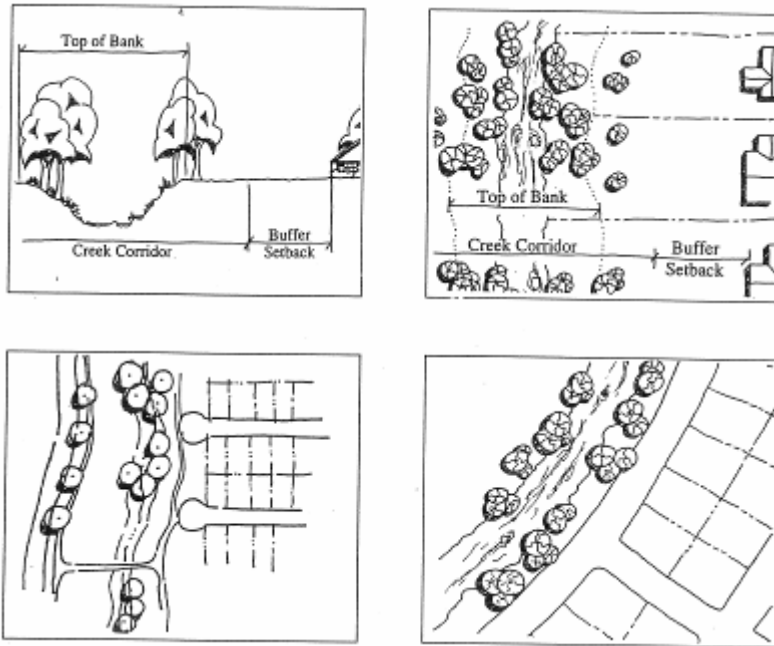
- i. Open drainage features should be designed to mimic natural creeks and swales in their visual and water filtration qualities consistent with the City of Rocklin Post-Construction Low Impact Development (LID) Manual. Design professionals should consult with the City's Environmental Services Division for the most current design criteria and standards. ~~where feasible. In areas where it is necessary to drain water more quickly from homes and properties, such as homes located at the bottom of a hill, with development located above, engineered and lined open drainage features should be used.~~ **DELETE "DISCOURAGED GRAPHIC ON RIGHT - YES**



Encouraged

Discouraged

- j. Creeks and riparian areas should be protected through the use of setbacks in accordance with the City’s General Plan policies. The location of the setbacks should be verified in the field with the City Engineer and Environmental Services Manager prior to engaging in project design.



### 3. Building Elevations / Architecture

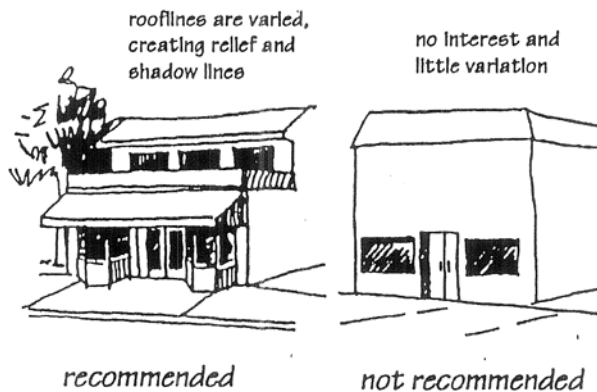
#### *Architecture*

- a. No particular architectural style or design is required by the City except as specified within the Architectural Districts presented in Section G of this document. However, prototypical building designs used by businesses should be avoided. Corporate colors should be used as an accent only.



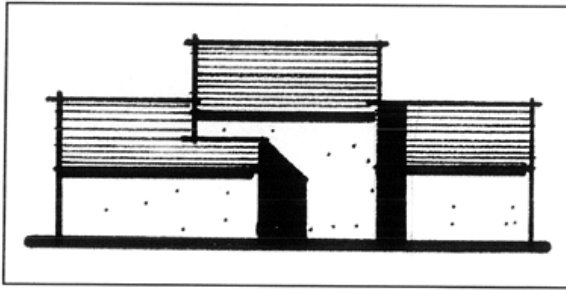
b. Color applications on a façade should be tasteful, create a vibrant appearance and compliment the character of the structure. When in keeping with the architectural style, crisp white trim or other color applications should be used to highlight the prominence of building lines and openings.

b.c. Monotony of texture, building lines or mass should be avoided.

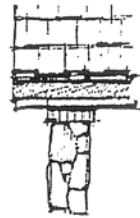
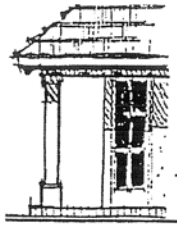
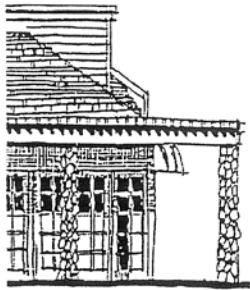
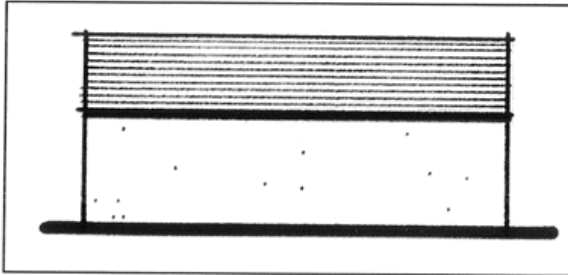




Encouraged



Discouraged



*Utilization of numerous desirable architectural elements.*



**Undesirable articulation of building facade**



**Desirable articulation of building facade**

- ed. Blank walls should be avoided by utilizing some combination of features such as window designs, window trim, trellis features, wall articulation, arcades, wall light, change in materials or other features.



- ef. Offsetting planes are encouraged, including variation in roof planes and variations of exterior building walls.



*Excellent horizontal and vertical wall articulation*



ef. A mixture of high quality sustainable exterior building materials is encouraged.





fg. Exterior finish materials should be chosen and applied so that they do not appear “thin” and otherwise artificial as in the case of brick veneer applied to a single building face so that it is obviously ¼ inch thick when viewed from the side, or in the case of a trellis made of 2” x 2” or 2” x 4” members. Veneers should turn corners, avoiding exposed edges.

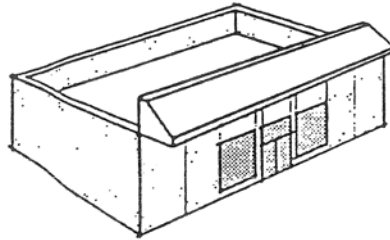


gh. Three dimensional architectural elements such as towers and boxed parapets should be designed with continuous parapet walls and not be designed as façade treatment only.

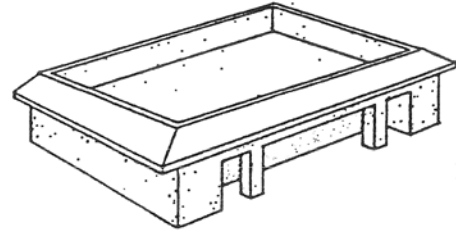




hi. Parapet walls should be designed to be proportional to the scale of the building. Bracing for the parapet wall should not be visible.



NOT ACCEPTABLE  
Partial mansard roof appears added-on.



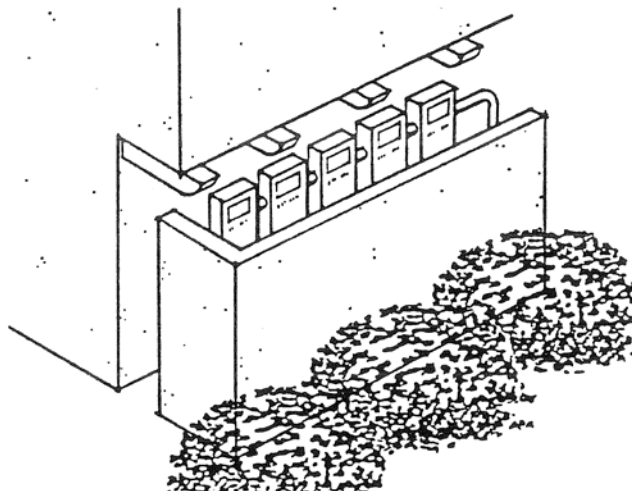
ACCEPTABLE  
Mansard roof wraps around entire building.



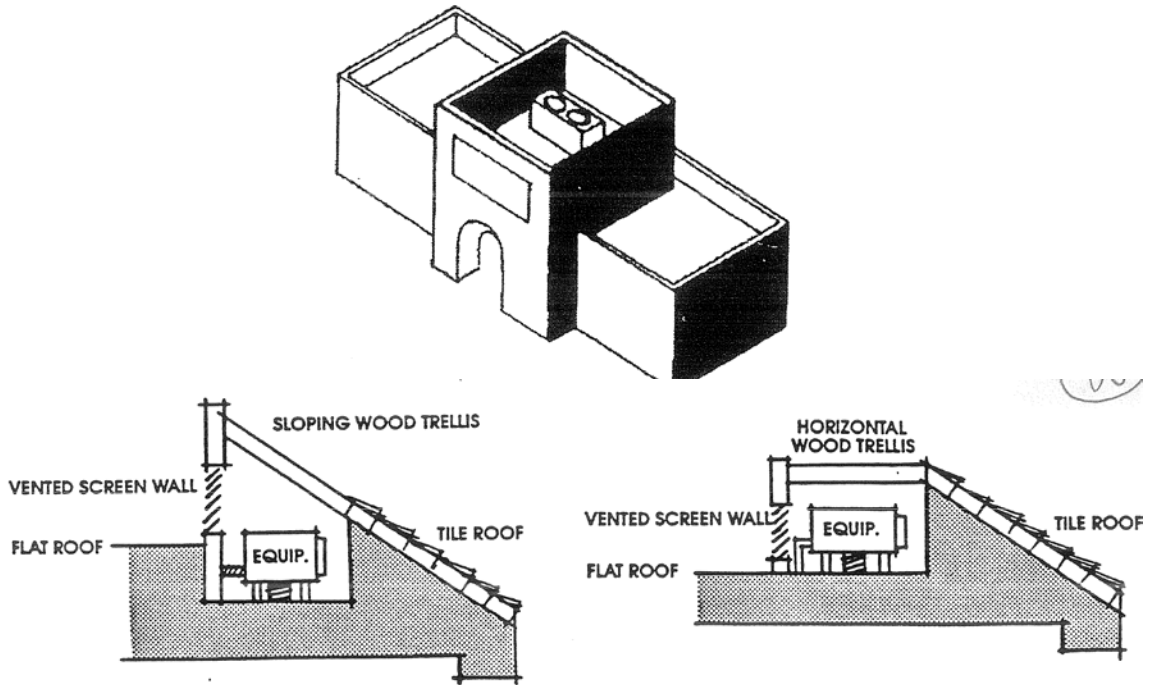
ij. Painted concrete blocks or CMUs should be avoided, unless it can be demonstrated that their use is essential in order to achieve exceptional design results. Buildings incorporating a large percentage of this material may be subject to a higher level of design analysis.

*Mechanical Equipment, Drains and Valves*

jk. Mechanical equipment, utility meters and service equipment, fire risers, and related piping or wiring should be located within the building or in an equipment room with an exterior entrance. If located outside the building, equipment should be screened from public streets and neighboring properties.



- k. Roof mounted mechanical equipment should be screened from all views by a building parapet or other effective roof design.



- m. Ground mounted mechanical equipment should be hidden from all views with a durable solid screen painted to match adjacent building and landscaping. Screen materials should compliment the architecture of the building.



- n. Consideration should be taken to plan for screening of all roof mounted equipment from existing or planned overpasses, hillsides, etc. Cross sections should be submitted demonstrating that the proposed screening will be effective where these circumstances apply.

**ap.** Downspouts and drain pipes should preferably be placed within building walls. If they must be placed on a building exterior, they should be integrated with the architectural design, colors and finish materials of the building.

**ap.** All check valves and back flow prevention devices should be covered with a dark green all weather blanket or screened in some manner acceptable to the Design Review Board.



**ap.** An enclosure(s) designed to screen all trash containers, including trash bins, recycling bins, grease rendering bins, containers, and toters should be included for every project. The design of the enclosure should be constructed from similar architectural features and materials to the principal buildings and should include solid metal doors, decorative caps, blocks and other decorative features.



**4. Signage: General Guidelines for All Permanent Signs.**

- a. Sign designs should be coordinated with the architecture of the buildings on site. The sign structure and graphic imagery should relate to the building form and design concept of the entire project.



- b. Materials and colors of signs should be coordinated with the building materials and colors of the buildings on site and be durable.



- c. Signs should not consist of traditional cabinet signs, flat plywood, signs painted directly on building siding, or other flat signs without three-dimensional character.

Traditional cabinet signs referenced above, are defined by the City as those cabinet signs consisting of a shaped box (i.e., square, rectangle, round, oval, triangle or other shaped cabinet) which is typically internally illuminated and contains not only the sign copy and logos, but also a solid illuminated background or panel that is a component of the sign. The solid background or panel also fills



the space between the copy presented in the sign and the outside perimeter of the cabinet.

The following are examples of traditional cabinet signs:



Signs may, however, consist of Contoured Cabinet Signs (also known as Individual Pan Channel Word signs) that are in substantial compliance with the following design parameters:

- 1) The perimeter of the sign follows the outside boundary of all of the copy and is an irregular shape, with significant articulation.
- 2) In cases where the copy consists of multiple words, each word is typically created by a separate can or cabinet meeting all design parameters.
- 3) The sign contains minimal to no background color.
- 4) Although the letters in the copy may be connected, there are substantial “cut out” or void spaces which still allow the building surface to be seen behind and amongst the lettering. The use of cut out spaces is maximized within the sign design.
- 5) The use of cursive font lends itself to more articulation and void spaces, therefore, cursive font is preferred to print or block style letters.
- 6) The letter outline or background color should be darker than the lettering color. However, if a light or white outline/background color is used, the width of the outline should be minimized to the extent possible.
- 7) Raceways which match the building color and/or blend with the building materials may be used as part of the installation of contoured style cabinet signs, as well as, other signs consisting of individual pan channel letters. Raceways are defined as a rectangular box or channel upon which illuminated letters or other

illuminated sign components are attached in such a manner that all of the electrical apparatus for the sign is prewired and contained entirely within the raceway.

The following are examples of Contoured Cabinet signs that **COMPLY WITH** the design parameters established for these types of signs:

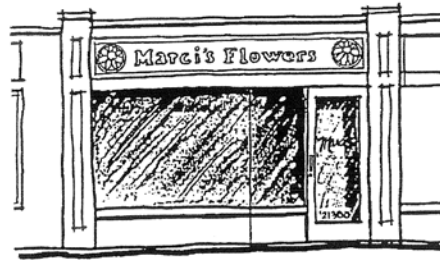




- d. The size of signs should be coordinated with, and be proportional to, the elements of the building.

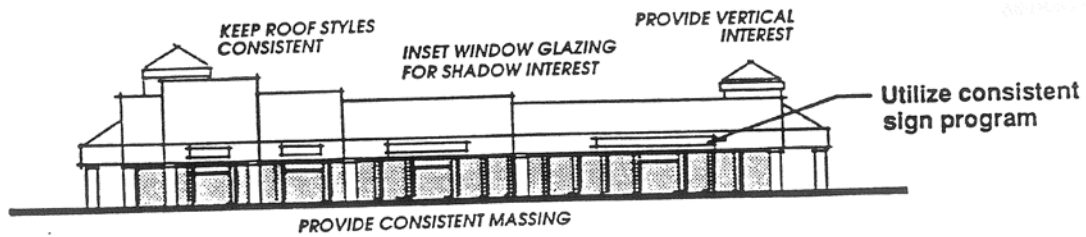


*Inappropriate sign placement*



*Recommended sign placement*





- e. Sign illumination that creates adverse glare on adjoining properties or public streets is prohibited.
- f. Signs facing adjacent residential areas should be non-illuminated unless it can be demonstrated that due to physical distances between the uses or the method of lighting and the proposed placement will not create compatibility concerns. Signage within a mixed use building or project because of its nature may be given more flexibility regarding the types of signage allowed in proximity to residential uses.

**5. Signage: Freestanding Permanent Signs.**

- a. Freestanding signs with a solid base (sometimes called blade or monolithic signs) and background are preferred. This is due in part to the fact that the solid signs assume the character of a building and therefore, tend to incorporate more architectural features such as reveals, horizontal offsets and canopies. The entire sign, including the sign base should be clad with materials to make the sign architecturally compatible with the buildings.





b. Exposed pole signs are prohibited.



c. The number of colors on the sign structure should be minimized. The sign structure(s) within a project should have a consistent background and materials with the goal being consistency and uniformity among the signs within a project.



d. Corporate logos may be integrated into the sign design.



- e. Architectural features from the building(s) on the site should be integrated into the sign design. This may be a combination of color, materials, style, cornice elements or other design features from the building.



**6. Signage: Permanent Building Mounted Signs**

- a. Building/wall mounted signs with individual letters are preferred over signs with cans or cabinets. Halo-lit signs are strongly encouraged.



Standard  
Channel  
Letters



Reverse  
Channel  
Letters



Open Face  
Channel  
Letters



Front & Back Lit  
Channel  
Letters



Contoured Cabinet signs that are in substantial compliance with the design parameters established in Section C.4.c. of the Citywide Design Criteria are also considered acceptable.



Traditional cabinet signs are generally not allowed, however, they will be considered when it is demonstrated that it is a necessary component of the overall sign presentation. A traditional cabinet sign component is considered generally acceptable if the area of the traditional cabinet is not more than 25% of the total sign area being proposed. In addition, ancillary traditional cabinet sign components greater than 25% of the total sign area being proposed may be considered upon submittal of clear and convincing evidence of necessity, and if it can be demonstrated that such components are an integral part of the overall design, enhance the aesthetic of the sign presentation rather than detract from it, are in appropriate proportion to other components of the sign and are not greater than 50% of the total sign area. Traditional cabinet signs may only be used in association with a sign composed of individual or contour cabinets, not as stand alone signage. The use of an opaque background is preferred.





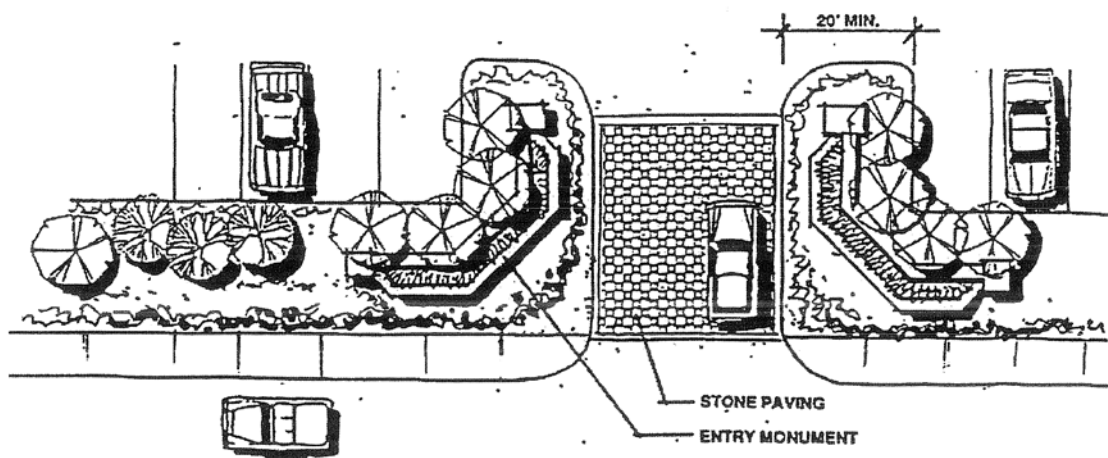




## 7. Parking Lots, Landscaping and Pedestrian Access

### *Parking Lots*

- a. Parking lot access points should have sufficient throat depth from the street to the first point of vehicular conflict, be it a parking space or a cross access aisle. Sufficient depth is the amount necessary to ensure adequate space to maneuver onto the site before encountering the first point of conflict and adequate stacking. The number of access points should be limited to the minimum amount necessary to provide adequate circulation.

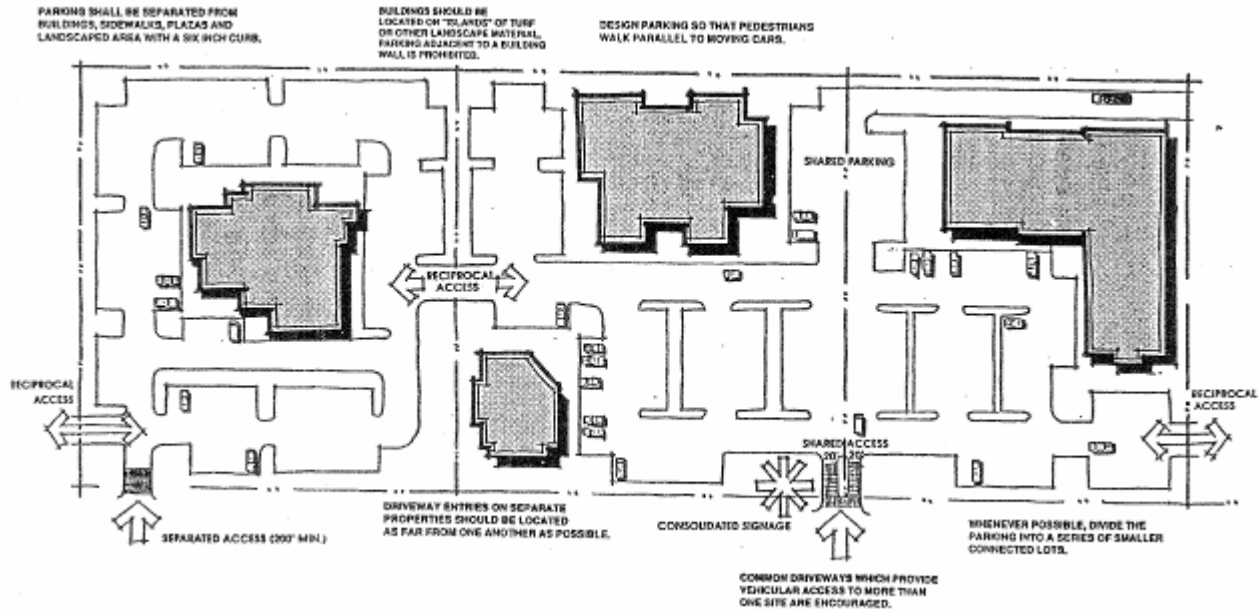


- b. Parking lots should be treated with some combination of features in order to break up large expanses of paved areas and make them pedestrian friendly. The features should include, but not be limited to, decorative elements such as, building wall extensions, plantings, berms, trellises, stamped pavement, water features, and potted plants.



- c. Parking lot designs which incorporate reciprocal access points between adjoining properties that have the same or similar land uses are encouraged.

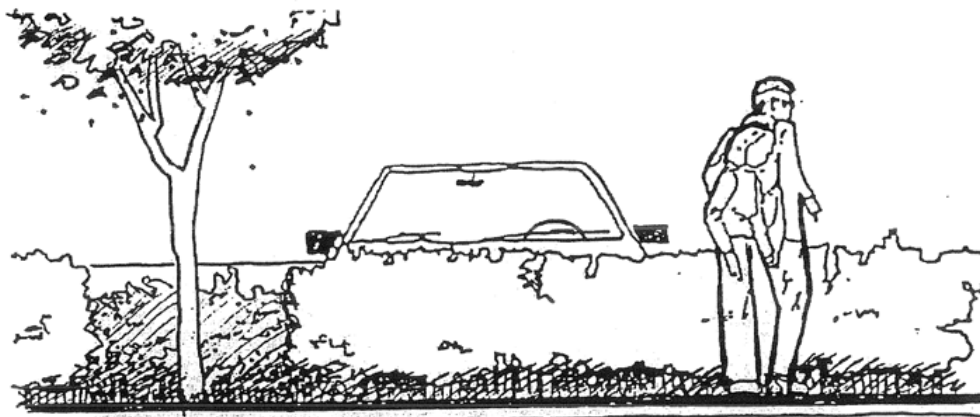
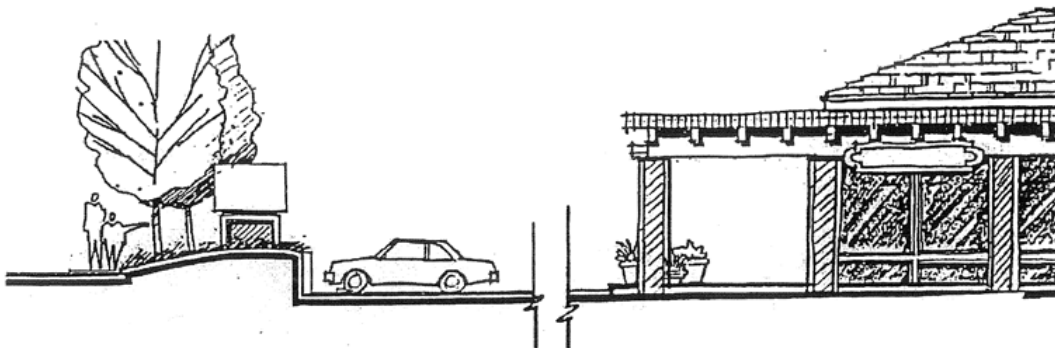
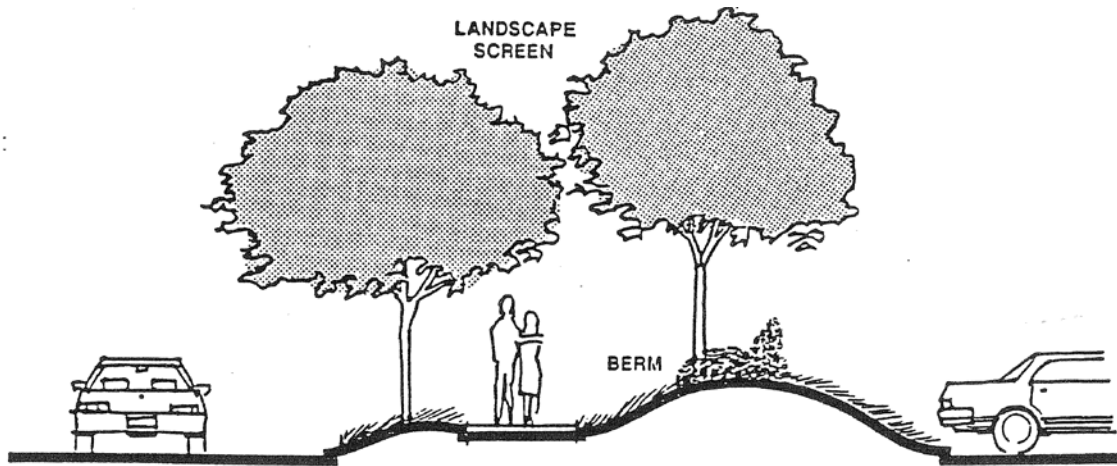




- d. Parking lot areas abutting public rights-of-way should be screened from the street by a landscaped area wide enough (typically 15 feet or more) to include earth berms or low walls, ~~typically~~ 3 feet in height as measured above the adjoining parking stall. Planter widths along the public right-of-way may vary to provide interest and accommodate specific circulation needs as long as the overall appearance from the street results in a substantial visual buffer. Preliminary designs for berming or screening should be shown on the grading and/or landscaping plans. The design of the berms should be sculpted and undulating rather than angular in appearance. Additional landscape width should be provided where there is a substantial differential (i.e., more than 3 feet) between the street and parking lot grade to accommodate berms that are tall enough to screen vehicle undercarriages yet look natural.







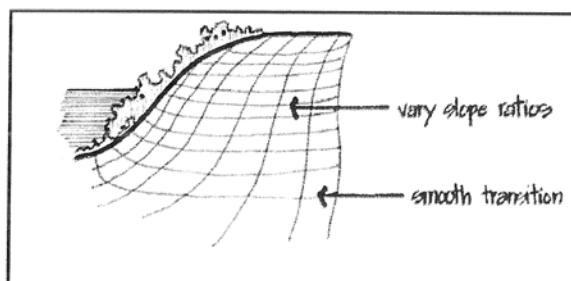
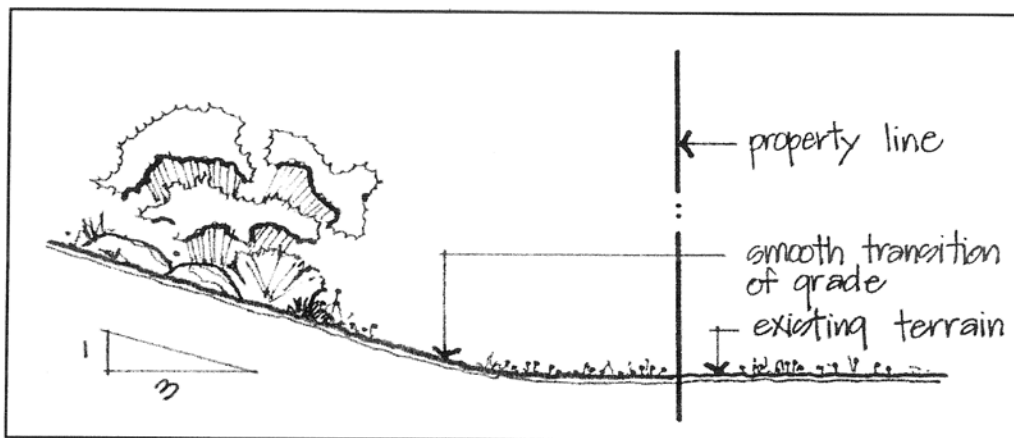
- e. Parking lots should be shaded by tree planting at a distribution that achieves 50% shading of the paved area at maturity (15 years).at one tree per 5 spaces. Trees should be located throughout the parking lot within planters adequately sized to achieve mature growth. Planter areas may also provide for pre-treatment of storm water runoff, oak tree preservation, and incorporate benches and other amenities within expanded green space. not just at the ends of parking aisles. Parking lot planters should be designed with consideration of pedestrian access through the landscaping to get from the parking area to the building. Parking lot trees should be large canopy trees to maximize the amount of shade produced by the tree.

*Landscaping*

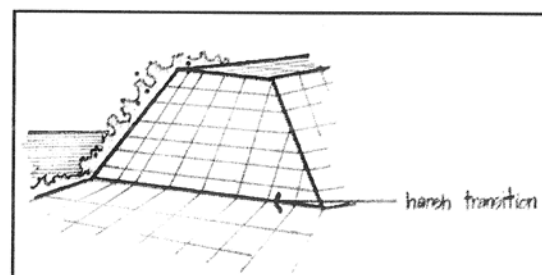
- f. Dense and sustainable landscaping should be included within the project design to soften the hardscape, provide transitions and screening where necessary.



- g. Principal entries to projects ~~should~~shall be enhanced with a combination of pavers, landscaping, rocks, signage, public art and other appropriate features to enhance the project's image.
- h. Tree wells and landscaping planters should be large enough to prevent cars from striking the mature trees and any associated plants within the planter areas. Landscaped areas susceptible to injury by motor or pedestrian traffic should be protected by appropriate curbs, tree guards and other devices or means.
- i. Existing topographic or natural patterns and existing trees should be incorporated into landscaping designs wherever possible.



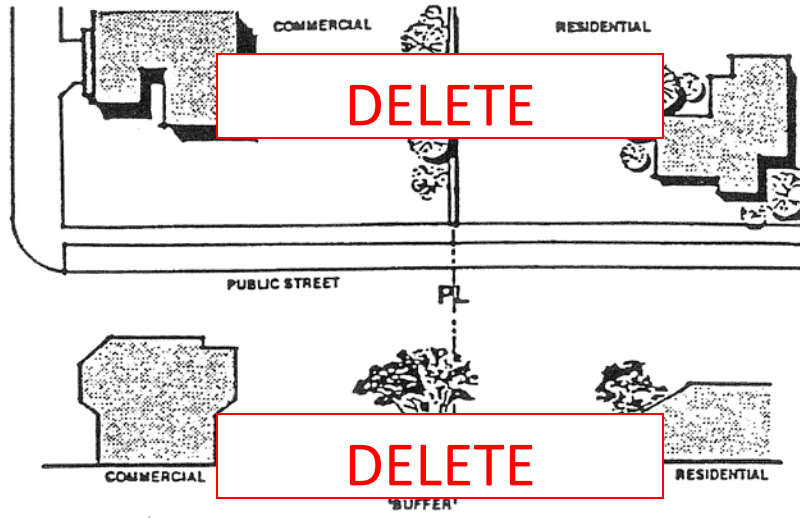
Encouraged



Discouraged

- j. All landscaped areas ~~should~~ shall have water efficient irrigation systems.
  
- k. ~~Landscaping should be used wherever possible to provide additional screening between single family neighborhoods and non-single family areas. Landscaping should also be used wherever possible to provide additional screening between multi family projects and adjoining areas.~~

DELETE GRAPHICS BELOW



Buffer separation is required between different uses.

- h. Natural granite or moss rock boulders should be included within the landscaped areas along the public right of way.



- m. Plant sizes and species and granite boulders will be approved with the Design Review entitlement.

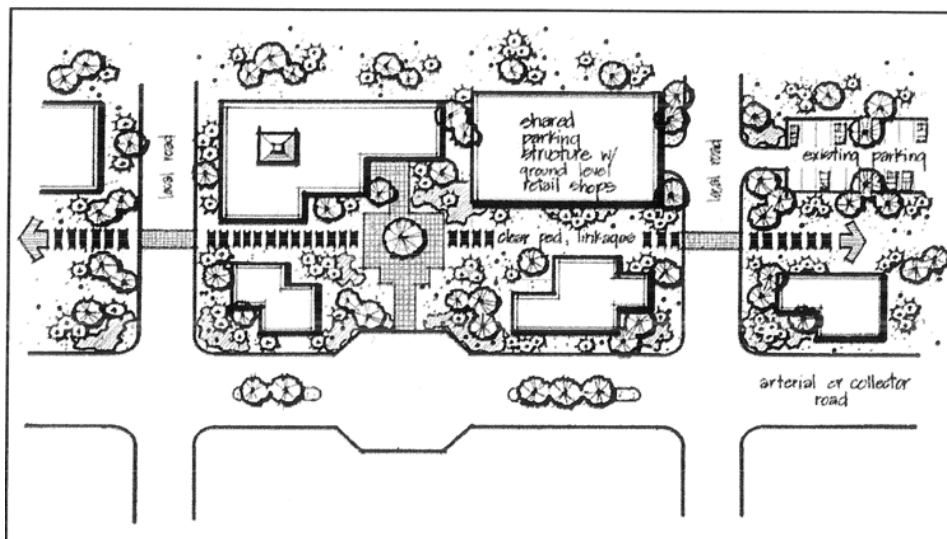


*Pedestrian Access*

am. Pedestrian access throughout the site ~~should~~shall be distinguished from driving surfaces and enhanced with design features such as colored pavement, sitting areas, dedicated pathways, enhanced landscaping and decorative architectural features. Pedestrian access should be incorporated into a site particularly at street corners unless it is not feasible due to grades or other physical limitations. The goal is to provide convenient connectivity between street intersections and places of business, shopping, employment parks, etc.

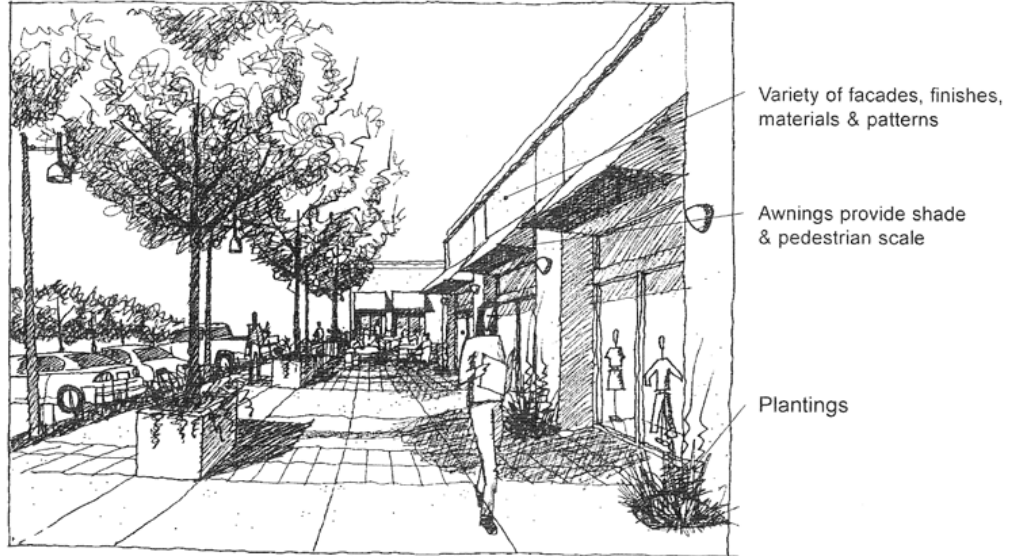


en. Pedestrian connections should be provided between separate buildings within a project and to existing centers on adjoining sites.



- po. Sidewalks should have canopy trees at regular intervals along the edge adjacent to the parking areas or vehicular access ways, so that the combination of building walls, sidewalk, and trees provide an enhanced pedestrian experience.





ep. The use of decorative on-site pedestrian amenities, such as coordinated benches, shelters, fountains, lighting, planter pots and trash receptacles is encouraged.



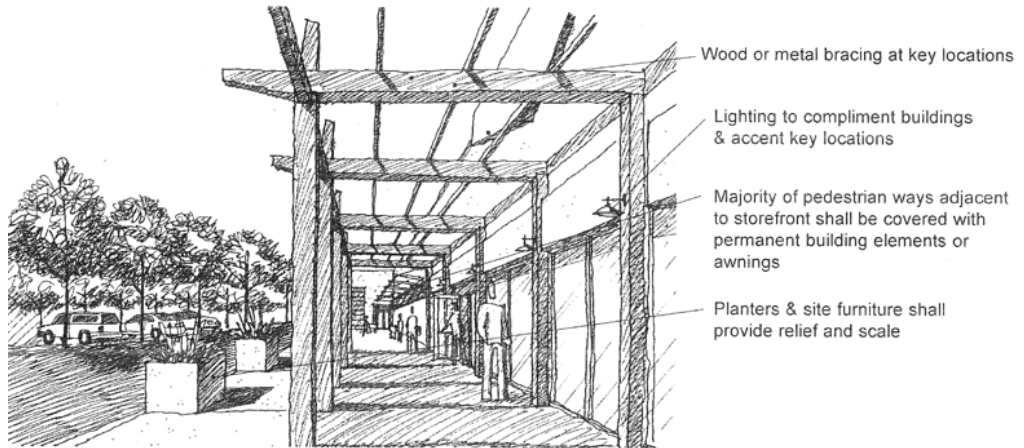


fig. Pedestrian walkways throughout the site and in the parking lot should be related to the central building entrances and be a part of the total design.



## 8. Walls and Fencing

- a. The height measurement for all walls/fencing should be taken from the point where the fence sits on the ground using the higher finished grade elevation. In instances where a retaining wall and masonry wall will result in a combined height greater than 6 feet, benched or bermed landscaping is to be incorporated such that the exposed view of a single wall plane is not more than 6 feet in height as viewed from the public right-of-way.
- b. Chain link fencing is prohibited along the railroad right of way or in any location clearly visible to the public right-of-way unless otherwise previously authorized by resolution or ordinance.
- c. All open fencing should be wrought iron or medium gauge decorative tubular steel painted black or other dark color. White,



or any other similar light color should not be a permitted color on open fencing. All wrought iron or tubular steel fences should be designed to result in a smooth line following a slope, to the extent feasible. ~~Where fencing has to be stepped due to topographical constraints, no two horizontal sections can be separated by more than four (4) inches.~~



- d. Use of masonry walls shall be avoided through creative site design and building orientation to the extent practical. When determined necessary, decorative masonry walls ~~should~~ shall be provided for all single family residential instead of wood or other less durable fencing along major arterials and collectors. The masonry walls ~~should~~ shall step down around corners to create a finished appearance, transitioning into the front yards.



- e. ~~Decorative masonry walls ~~should~~ shall be broken up with dense landscaping and~~ incorporate the use of materials with texture. Stone veneer and artistic features shall be concentrated in prominent locations such as entries. Masonry walls shall include and architectural interest, substantial wall caps throughout and capped full decorative pilasters (typically 3 feet in width) spaced

no more than every ~~60-80-100~~ feet. Decorative pilasters should also be incorporated and at every corner. Proposed wall design deviations that do not include caps or stone veneer need to demonstrate how quality design principles will be achieved using alternative methods and features.

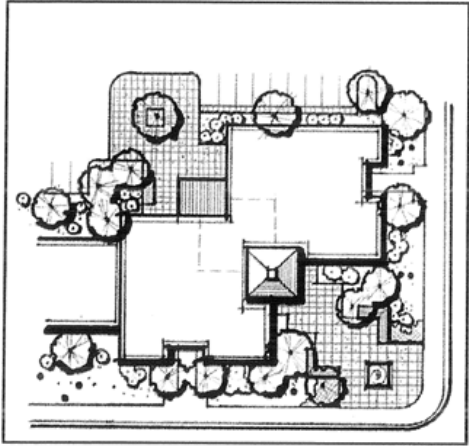


f.e. Service yards, refuse areas, trash containers/bins (whether residential or non-residential) which could be visible to the public should be screened by a solid masonry wall or a combination of masonry wall, solid doors and plantings designed to be complementary to the architecture of the building. These areas should be located away from the front of buildings, property lines or near streets, to the extent feasible.

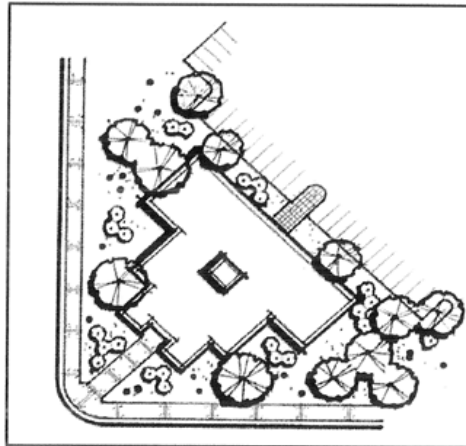


## 9. Special Features

- a. If a project sits on a corner lot, the corner landscaping should be enhanced with features such as special plantings, outdoor dining areas, trellises, water features, public art or columns.



Encouraged



Discouraged



- b. All commercial centers ~~should~~shall include a dedicated outdoor space of a sufficient size, number and location for people to gather (“people places”) for passive activities.



- c. Awnings should be a complimentary shape and design to the opening it covers. Plastic or vinyl materials are typically not appropriate. ~~Single building faces with multiple tenants should use a consistent awning design and color.~~ Awning designs and styles shall consist of quality materials and add interest and variety to streetscapes and building facades.



- d. Banners or flags (such as seasonal light pole banners) may be used to enhance non-residential projects except they may not be used for any product advertising or include any logos or project names



**DE. Design Guidelines For Small Lot Single Family Subdivisions (Lots Less than 6,000 square feet)**

These guidelines are recommended for all single family subdivisions and homes and specifically required for Small Lot Single Family Subdivisions (lots less than 6,000 square feet).

1. Site Planning



a. Site planning is one of the most important aspects of making a residential neighborhood a desirable place to live. A mix of densities and lot sizes creates diversity in housing products. Neighborhoods should be pedestrian scaled, have a high quality streetscape, and provide access to open space and neighborhood serving commercial uses, where appropriate.

2. Project Entry and Character

Residential neighborhood entries shall incorporate special paving, architectural elements, and landscaping treatments to set the overall tone for the neighborhood's character and design.

- a. Neighborhoods in Rocklin shall be distinguished from one another through the use of edges and landscapes that are formed with trees, open space, parks, natural features, or streets.
- b. Project entry features shall reflect the overall architectural identity and character of the project. Entry features shall consist of authentic materials (rock, stone, brick, wood, iron-work, etc.) or products manufactured to have the character, quality and visual appearance of these materials.
- c. A combination of the following accent features shall be incorporated into project entries: decorative lighting, public art, large specimen trees, landscaped medians, stone wall features, water features, architectural monuments, etc.

3. Subdivision Design

~~1~~ a. Innovation and creativity in subdivision design is highly encouraged. Rear facing garages ("alley-loaded" design) are preferred and especially encouraged for lots less than 4,000 square feet.



~~2.~~ b. Separated sidewalks are encouraged and should be part of the street design for small lot “alley-loaded” and “greencourt” subdivisions where access to garages is provided from the rear of homes. A minimum four foot wide planter strip or parkway that includes trees should be provided. Meandering sidewalks could have sections closer to the curb as long as the overall intent is achieved. Street designs with sidewalk on one side only will be considered in instances where other amenities with public benefits are provided.



~~3.~~ c. ~~The City of Rocklin’s Standard Drawing for an alley is designed for commercial applications. In individual subdivisions, a modified alley apron (or taper) may be considered~~ Alley designs shall be appropriate to accommodate utilities, access to garages and other necessary functions such as trash collection. Designs shall be according to City standards and/or appropriate as recommended by the City Engineer.

~~4.1.~~ d. The subdivision design should address trash pick for dead-end alley units and other situations where clustered home designs are proposed.

- ~~5.~~ e. Garages for alley-loaded houses should be setback either:
- ~~a.1)~~ a.1) Twenty feet-Eighteen feet or more from the property line/alley right-of-way (to accommodate a parked vehicle on the driveway);
  - Or
  - ~~b.2)~~ b.2) No less than four feet and no greater than five feet from the property line/alley right-of-way (to discourage parking in alleys)

6. f. The subdivision design for green court, six pack, and other clustered home products, should include a central green space that would be property owner association/and or City maintained with appropriate ongoing funding. At a minimum, the green space should include seating, shade trees, accent landscaping, and turf.



7. g. The subdivision design ~~should~~shall include provisions for sufficient visitor parking. Visitor parking can be located along the streets or in dedicated parking stalls but not on the driveways. Projects with street designs that do not provide for or accommodate standard on-street parking shall provide for guest parking locations that are evenly dispersed and attractively located throughout the development. Guest parking should be at a ratio of at least 25% of the total number of residential lots in the subdivision, unless data is presented to justify a lesser demand based on the unique characteristics of the development/use or how visitor parking will be adequately accommodated by other means.

8. h. Shared common areas should be designed into the neighborhood.



4. Architecture - Generally

These guidelines aim to promote high quality architectural designs that enhance the character of Rocklin. Neighborhood developments shall utilize styles that complement each other when grouped together.

Recommended architectural styles include but are not limited to the following:

- 1. Craftsman
- 2. California Cottage
- 2. French Country
- 4. Urban Farmhouse
- 5. English Revival
- 6. Modern Prairie
- 7. Italian
- 8. Spanish
- 9. Monterey
- 10. Colonial
- 11. European Cottage



*Craftsman*



*Craftsman*



*California Cottage*



*California Cottage*





*French Country*



*French Country*



*Urban Farmhouse*



*Urban Farmhouse*



*English Revival*



*English Revival*



*Modern English Revival*



*Modern Prairie*



*Italian*



*Italian*



*Italian*



*Spanish*



*Spanish*





*Monterey*



*Monterey*



*Colonial*



*Colonial*



*European Cottage*



*European Cottage*

These features or characteristics are the component parts that, when put together, make up the style:

- a) Roof type
- b) Symmetry and shape
- c) Frame
- d) Articulation
- e) Massing
- f) Windows and doors
- g) Building materials and colors
- h) Decorative trims; and
- i) Porches, eaves and columns

#### 5. *Building Form and Articulation*

Building form and articulation includes variation in the wall planes (projections and recesses) and wall height (vertical relief) as well as variations in roof forms and heights to reduce the perceived scale of the structure.

- a. Residential homes should incorporate articulation of all facades, including variation in massing, roof forms, and wall planes, as well as surface articulation.
- b. Elements and details of homes shall be true to the chosen architectural style.
- c. Wall planes on all sides of the house shall be variable if visible from a public street, pedestrian pathway or publicly accessible open space.
- d. Surface detailing shall not serve as a substitute for well integrated and distinctive massing.
- e. Massing shall accentuate entries and minimize garage prominence.

#### 6. *Architectural Elements House Design*

- 9-2. a. The house designs should incorporate a strong mix of styles and materials to avoid monotony and create architectural diversity. This can best be accomplished through the incorporation of ~~including~~ varied architectural elements and details. The following are strongly encouraged ~~(not limited to)~~:



- ~~a. Usable porches~~
- ~~b. Balconies~~
- ~~c. Bay and dormer windows~~
- ~~d. Special window treatments and shapes (mullions, Palladian windows, etc.)~~
- ~~e. Shutters~~
- ~~f. Awnings~~
- ~~g. Brackets, out-lookers, corbels, etc.~~
- ~~h. Accent trim, vents, and other changes in material and texture~~
- ~~i. Avoid the use of obvious false, tacked-on treatments such as false windows~~

- 1) Use of multiple architectural elements that add visual interest, scale, and character such as recessed or projecting balconies, trellises, recessed windows, bay windows, dormers or other special window treatments such as mullions, shutters and arches. Incorporation of useable porches is particularly encouraged. Additional architectural features such as brackets, out-lookers, corbels, accent trim, vents and other changes in material and texture should also be incorporated to enhance the elevations.
- 2) The use of obvious, false tacked-on treatments such as false windows shall be avoided.
- 3) Any wall space designed above the first level of the garage should be architecturally integrated into the overall house design. Blank walls are unacceptable.



10. ~~b.~~ Enhanced elevations should be provided for all floors of the home when publicly visible from arterials and open space. ~~Elements of enhanced elevations include, but are not limited to:~~

- ~~a. Special window treatments and shapes (mullions, Palladian windows, etc.)~~
- ~~b. Shutters~~
- ~~c. Awnings~~
- ~~d. Brackets, out-lookers, corbels, etc.~~

- e. ~~Accent trim, vents, and other changes in material and texture~~
- f. ~~Avoid the use of obvious false, tacked-on treatments such as false windows~~



7. Building Height:

- a. Single-family residential homes shall be one to three stories. Homes should have varied heights to create visual interest in the neighborhood.
- b. Corner lots shall feature single-story homes or single story features within a two story home.
- c. Depending on the architectural style, the second and third floors of two and three story homes shall emphasize the same detail and quality materials as first story architectural features.
- d. The upper stories of a house shall be designed to reduce the appearance of the overall scale of the structure depending on the chosen architectural style. Possible techniques include setting the second story back from the fronts and sides of the first story, providing larger front and/or side setbacks for the entire structure.

8. Roof and Upper Story Details:

Visual diversity shall be created by incorporating multiple rooflines and designs while remaining consistent with the architectural style of the home.

- a. A variety of roofs shall be incorporated throughout the development (e.g. gabled, hipped, dormers, etc...)
- b. Multi-form roofs, gabled hipped and shed roof combinations are encouraged to create varying roof forms and to break up the massing of the building
- c. Various roof forms and changes in roof plane shall be used on all structure elevations visible from a public street or pedestrian right-of-way

- d. Variation in ridgeline height and alignment can be utilized to create visual interest
- e. Exposed gutters and downspouts should be concealed. When visible they shall be designed as an architectural feature and colored to match fascia

9. *Building Materials and Finishes:*

The use of high quality materials will create a look of permanence within the project. Materials and colors shall be varied to generate visual interest in the facades and to avoid the monotonous appearance that is sometimes common in some contemporary residential development projects.

- a. Façades shall be enhanced with a variety of quality materials and color. Material selections should focus on design and also demonstrate long term durability.
- b. Material changes shall occur at intersecting planes, preferably at inside corners or changing wall planes or where architectural elements intersect (e.g. chimney, pilaster, projection, fence line, etc.)
- c. Contrasting but complementary colors shall be used for trim, windows, doors and key architectural elements. Crisp white trim in particular can be used effectively to emphasize trim and architectural features.
- d. Roof materials and colors shall be consistent with the desired architectural style.
- e. Projects shall provide a minimum of three distinctly different color/material palettes per architectural style.
- f. Heavier materials shall be used lower on the structure elevation to form the base of the structure
- g. Stucco, plaster and other similar products are an appropriate building material if careful attention is paid to ensure its use is true to the architectural style of the house and it is applied in a quality manner. However, this should not be the only exterior material that is applied unless it can be demonstrated that use of this type of finish alone is essential to the architecture proposed.

10. *Windows, Doors and Entries*

The desired architectural style of the building can be captured by carefully designing windows, doors and entries.

- a. Entrances shall be enhanced by using lighting, landscaping and architectural detailing
- b. The main entrance to a home shall be clearly identifiable and shall be articulated with projecting or recessed forms so as to create a covered landing
- c. Window type, material, shape, color and proportion shall compliment the architectural style of the building
- d. Windows shall be articulated with sills, trim, kickers, shutters, or awnings that are authentic to the architectural style of the structure.



## 11. Garages

When garages are well integrated into a project it will ensure that they do no dominate front facades.

- a. Garage doors shall be recessed a minimum of six inches from the face of the garage. Recesses may not be provided by trim alone.
- b. Garage doors facing the street are encouraged to be set back from the exterior face of the main house to help reduce the visual impact. Garage doors that are closer to the street than other wall planes are expected to use greater architectural detail such as hardware (handles, strap hinges), varied panel styles with relief/depth, windows, etc... along with enhanced detail around the garage door to include planters, lighting, trellis overhangs, etc... Garages that are not set back more than 10 feet from the main structure will be required to provide enhanced architectural details.

## 12. Compatibility with Adjacent Properties

In new developments, single-family homes shall vary from adjacent neighbors in architectural style, height, and material selection, while still relating to the overall theme of the larger development as a whole:

- a. The same floor plan or exterior colors for dwelling units shall not be placed side by side.
- b. Homes directly across the street from one another should not have the same floor plan or use a reverse plan and different architectural detail.

## 13. Landscaping

Landscaping shall be used to define entrances to neighborhoods and homes, to provide a buffer between incompatible land uses, and to provide screen when necessary.

a. Enhanced landscaping that provides shade and year round color and adds visual interest shall be installed at both corners of all alley entrances and alley termini and at all entry points into the neighborhood;

b. A variety of height, textures and colors shall be used in the landscape palette. A combination of trees, shrubs and ground cover shall be incorporated into landscaping plans.

c. ~~Front and street side yard landscaping should be maintained by a homeowners association or a homeowners association should have the right to cause the maintenance of the front or street side yard landscaping if not maintained in accordance with the approved landscaping plans.~~

~~11. Enhanced landscaping that provides shade and year round color and interest should be installed at both corners of all alley entrances and at all entry points into the neighborhood. These landscape areas would be property owner association maintained.~~

~~12. Enhanced landscaping should be installed in the ends of alley termini and at internal alley corners, to complement the landscaping found at the alley entrance. These landscape areas would be property owner association maintained.~~



14. *Fences and Screening*

Fences are an integral part of the streetscape. They shall be coordinated with the style and materials used in the neighborhood.

- a. Fencing shall be constructed of authentic looking materials (natural woods, common brick, stone, rock, wrought iron) or veneers which appear authentic. Vinyl and other manufactured fencing materials may not be acceptable. No wire fencing is allowed.
  - b. Use of masonry walls shall be avoided through creative site design and building orientation to the extent practical. When determined necessary, decorative masonry walls shall be provided instead of wood or other less durable fencing along major arterials and collectors. The walls must be set back a minimum of 15 feet from an adjacent public right-of-way, unless a reduced setback can be justified through incorporation of exceptional design features.
  - c. The maximum length of continuous unbroken and uninterrupted fence or wall plane shall be sixty feet (60'). Breaks in the fence plane shall be provided through the use of full decorative pilasters (typically 3 feet in width), columns, landscaping pockets, transparent sections, or a change to different materials.
  - d. Stone (actual or quality veneer) and artistic features shall be concentrated in prominent locations such as entries.
  - e. Masonry walls and fences along arterials and collectors shall include substantial wall caps throughout and capped full decorative pilasters. The walls shall also step down around corners to create a finished appearance.
  - f. Proposed wall design deviations that do not include caps or stone veneer need to demonstrate how quality design principles will be achieved using alternative methods and features.
  - g. Breaks for connections: Breaks in the length of a perimeter fence shall be made to provide for required pedestrian connections to the perimeter of a site or adjacent development, such as perimeter sidewalks and public trails.
3. h. All fences in areas viewed by the public from outside of the subdivision or in key locations within the subdivision should be enhanced. Some examples of enhanced fence construction are framed wood and wrought iron. "Good neighbor" fences are not acceptable in these key locations. ~~Enhanced fencing would be property owner association maintained or a homeowner's association should have the right to cause the maintenance of the enhanced fence if not maintained in accordance with the approved plans.~~

~~13.~~

- i. The height measurement for all walls/fencing shall be taken from the point where the fence sits on the ground using the higher finished grade elevation. In instances where a retaining wall and masonry wall will result in a combined height greater than 6 feet, benched or bermed landscaping

is to be incorporated such that the exposed view of a single wall plane is not more than 6 feet in height as viewed from the public right-of-way.

j. Exterior mechanical equipment shall be screened from public view by physical enclosures or fencing that ties in with the architecture and fencing for the project.

15. Garbage Storage Areas

14. a. House plans should indicate the location for storage of garbage totes, for when they are and when they are not out for pick up by the disposal company.

b. If storage is proposed within the garages of homes, the area provided must not encroach into the minimum area required and reserved for parking.

~~15. Any wall space designed above the first level of the garage should be architecturally integrated into the overall house design. Blank walls are unacceptable.~~

**F. INFILL DEVELOPMENT**

Infill development is the process of developing vacant or under-used parcels within existing urban and suburban areas where surrounding parcels are already largely developed. There are many challenges to facilitating these often difficult to develop parcels that make special considerations warranted depending upon the circumstances. The goal is to accommodate an appropriate level of development on these sites that will contribute positively to the area in which they are located.

Modified Improvement Standards

A number of constraints may affect the ability to develop any given infill parcel. These include, but are not limited to: site size or configuration, location of existing utilities, specific features associated with existing adjacent development, the presence of natural features or environmental constraints and physical access limitations.



In light of these unique circumstances, the City will consider modified development standards for infill projects where it can be demonstrated that implementation of standard improvements is not feasible or if implemented would render other objectives such as density, mix of housing types and uses, or a reasonable level of non-residential development on a site infeasible.

Proposed modifications to standards must demonstrate that minimum safety, operational and development functions (utilities, fire access, adequacy of parking, etc.) will be achieved by non-traditional means.

Real world examples where the proposed standards have been successfully constructed and implemented elsewhere need to be provided as part of the application materials.

The City may offer incentives to facilitate infill development including, but not limited to, reduced street standards in instances where other improvements such as expanded trails, enhanced entries and other project amenities are proposed.

The City will evaluate proposals including modified improvement standards for infill projects on a case by case basis. Findings to support use of modified improvement standards will be included in the Design Review and Subdivision entitlements associated with those projects.

**G. ARCHITECTURAL AND RELATED GUIDELINES FOR SPECIFIC DISTRICTS**

SEE SEPARATE HANDOUT – ULTIMATELY WILL BE INSERTED HERE

**DH. MINOR CHANGES.**

Changes to an approved entitlement may be approved by the Community Development Director, provided such changes do not change the character or intent of the project.

**I. MAINTENANCE / ENFORCEMENT**

Enforcement of all Design Review requirements and ongoing maintenance of all improvements including but not limited to buildings, structures, lighting, landscaping, signage, walls/fencing, parking lot improvements, other special features, etc. shall be to the satisfaction of the Community Development Director.

**EJ. VALIDITY.**

An approved design review entitlement shall expire and become null and void two (2) years after approval; provided, that if at the end of the two (2) year period a building permit for the project is active, the approval shall expire and become null and void upon the expiration of the building permit.

**FK. DEFINITIONS**

1. Adjacent – Next to or adjoining.
2. Breezeway – A porch or roofed passageway open on the sides which functions to connect two buildings or parts of a building.
3. Pergola – A structure of parallel colonnades supporting an open roof of beams and crossing rafters or trelliswork, over which climbing plants are trained to grow.
4. Plaza – A public square or open area usually located near or between urban buildings that is designed as a gathering place and often features walkways, decorative paving, trees, shrubs, places to sit, fountains and/or public art,
5. Prototypical Building Designs – A standard or typical design that is often replicated with little deviation.
- ~~5-6.~~ Quality – A high level of value, craftsmanship or measure of excellence. Exhibits genuine and superior attributes.
- ~~6-7.~~ Trellis – A frame supporting open latticework, used as a screen or a support for growing vines or plants.
- ~~7-8.~~ Usable porches – Porches that are open on at least two sides and a minimum of 5 feet deep and 10 feet long. The area calculated as the usable porch should not include any area that functions as the access way into the dwelling. In zoning districts where front setback encroachments are permitted for usable porches, the porch should not occupy more than 50% of the front width of the house.
- ~~8-9.~~ Water Features – Fountains, waterfalls, and other similar facilities which include water movement as part of their visual display.

P:\PUBLIC PLANNING FILES\Laura\Design Guidelines Update 2016\Citywide  
Consolidated Document with New Track Changes\Design Review Criteria - Public Review  
Draft - 6-17-16 Version.doc