



**AGENDA**  
**CITY OF ROCKLIN**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**DATE: February 15, 2018**  
**TIME: 8:30 AM**  
**PLACE: City Council Chambers 3970 Rocklin Road**  
**[www.rocklin.ca.us](http://www.rocklin.ca.us)**

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## INTRODUCTION

1. Meeting called to Order
2. Roll Call
3. Minutes
  - a. Minutes of February 1, 2018
4. Citizens Addressing the Committee on Non Agenda Items

## ARCHITECTURAL REVIEW ITEMS

5. **VILLAGES AT CIVIC CENTER DESIGN REVIEW (Quarry District)**  
**DR2017-0013**

Second meeting to review requested changes to better understand the architectural comp shingles for the roof and to see some enhancements to the front of the duplex such as shutters, coach lights and upgraded garage doors.

This request is for Design Review approval of a single family residential project that includes 11 detached singlefamily homes and 54 attached single family homes along with landscaping and some related site improvements. Most site improvements were reviewed and approved with the previously approved Tentative Subdivision Map,SD-2004-08, and Oak Tree Preservation Plan Permit, TRE-2004-04. (The approved map allows the subdivision of an existing approximately 12.5 acre site into 54 lots for attached single-family homes, 11 lots for detached single-family homes, and 5 lots for open space and common parking, landscaping, and park areas.)

The subject site is generally located north of Evelyn Avenue, east of Ruhkala Road, and west of Lost Avenue. APNs 010-191-029, 032, 050, and 010-260-038 and 039.

The property is zoned Planned Development (Residential Development) 4 units to the acre (RD-4) and Planned Development (Residential Development) 8 units to the acre (RD-8 ). The General Plan designation is Medium Density Residential (MDR).

A Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2005-306. The requested revisions to the previously approved tentative subdivision map does not result in any environmental impacts beyond those that were previously identified and therefore, the Design Review can rely on the approved Mitigated Negative Declaration.

The applicant and owner is Greg Judkins with Riverland Homes, Inc.

**Recommended Action:** Recommend approval of the building architectural design to the Planning Commission or request further modifications to the project design.

## **OTHER BUSINESS**

6. Informational Items and Presentations
7. Reports from City Staff
8. Adjournment

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## **GENERAL MEETING INFORMATION**

### **ARCHITECTURAL REVIEW COMMITTEE PURPOSE**

City Council has established four architectural districts within the City of Rocklin including; the University, Quarry, Granite and College Districts. City Council has also established the Architectural Review Committee the purpose of which is to; 1) consider and make recommendations to the planning commission on design review applications consistent with design guidelines, and 2) consider and make recommendations to the planning commission on major additions and remodels for projects located within the architectural districts (as applicable). The architectural review committee's review is typically limited to building architecture but may also consider art or signage associated with the building and does not have final approval over any items.

### **CITIZENS ADDRESSING THE COMMITTEE**

Citizens may address the Architectural Review Committee 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. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Architectural Review Committee. Three to five-minute time limits may be placed on citizen comments.

### **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 Architectural Review Committee prior to the hearing.

### **WRITINGS RECEIVED AFTER AGENDA POSTING**

Any writing related to an agenda item for the open session of this meeting distributed to the Architectural Review Committee 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 Architectural Review Committee meeting in the public access binders.

**LEGAL CHALLENGES AND APPEAL PERIOD**

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

Appeals of decisions of the Architectural Review Committee in which the Architectural Review Committee has final decision making authority shall be governed by Chapter 17.86 of the Rocklin Municipal Code. Appeals of determination or actions of the Architectural Committee may be made to the Planning Commission by filing written notice thereof with the Planning Department not later than ten (10) days after the day on which the act or determination appealed was made. The ten-day (10) period for filing the notice of appeal is jurisdictional and shall not be waived.

**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.