



AGENDA
CITY OF ROCKLIN
ARCHITECTURAL REVIEW COMMITTEE

DATE: April 5, 2018

TIME: 8:30 AM

PLACE: City Council Chambers 3970 Rocklin Road
www.rocklin.ca.us

INTRODUCTION

1. Meeting called to Order
2. Roll Call
3. Citizens Addressing the Committee on Non Agenda Items

ARCHITECTURAL REVIEW ITEMS

4. SECRET RAVINE COMMUNITY

DR2017-0005; GPA2017-0002; PDG2017-0003; Z2017-0004; TRE2017-0005

The project is located within the College Architectural District. This is the first meeting to review the project. This application is a request for approval of multiple entitlements to construct a 25.5-acre mixed use development consisting of a 144-unit apartment complex on 13.04 acres, rough grading and development of access aisles and utility infrastructure for a future 2.15-acre commercial site, and establishment of a separate 10.26-acre open space parcel along the Secret Ravine Tributary. The subject site is located on the west side of Sierra College Boulevard at the SW corner of the intersection of Sierra College Boulevard and Dominguez Road. 4830 & 4910 Sierra College Boulevard; APNs: 045-052-010, -011, and -026.

Recommended Action:

The applicant has prepared two different options for the design of the buildings; one which includes brick and one which does not. The applicant is requesting that the option which includes the brick only be required to be utilized on building facades which are visible from the public right-of-ways. Staff recommends utilization of the brick on all buildings, consistent with the language within the College Architectural District (utilizing it as a primary feature for buildings in prominent positions and as an accent element for buildings which are less visible).

5. DIGITAL BILLBOARD SIGN RELOCATION

DR2017-0015

The project is located within the University Architectural District. This is the first meeting to review the project.

This application is a request for approval of a Design Review to relocate an existing 45-foot-tall, 672 square foot digital freeway sign from APN 365-020-032 approximately 80 feet to the south to APN 365-310-033. There would be no modification to the design, height, or total area of the existing sign.

Recommended Action:

The project is consistent with the requirements of RMC Chapter 17.75.090. Because the project only proposes to relocate an existing sign and no modifications to the sign design are proposed, staff recommends that the ARC recommend approval of the project.

6. **WEST MARINE DIGITAL FREEWAY SIGN
DR2018-0003**

The project is located within the Granite Architectural District. This is the first meeting to review the project.

This application is a request for approval of a Design Review to construct an approximately 65-foot-tall, 672 square foot digital freeway sign adjacent to Highway 80. The subject site is located on the southern corner of the commercial center located at 4445 Granite Drive, directly adjacent to Highway 80. APN 045-080-036. If approved, this sign would be in lieu of a similar sign previously approved on the nearby Mercedes-Benz of Rocklin property.

Recommended Action:

The project is consistent with the requirements of RMC Chapter 17.75.090. Staff recommends that the ARC recommend approval of the project.

OTHER BUSINESS

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

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.

AGENDA ITEM 4 - SECRET RAVINE COMMUNITY

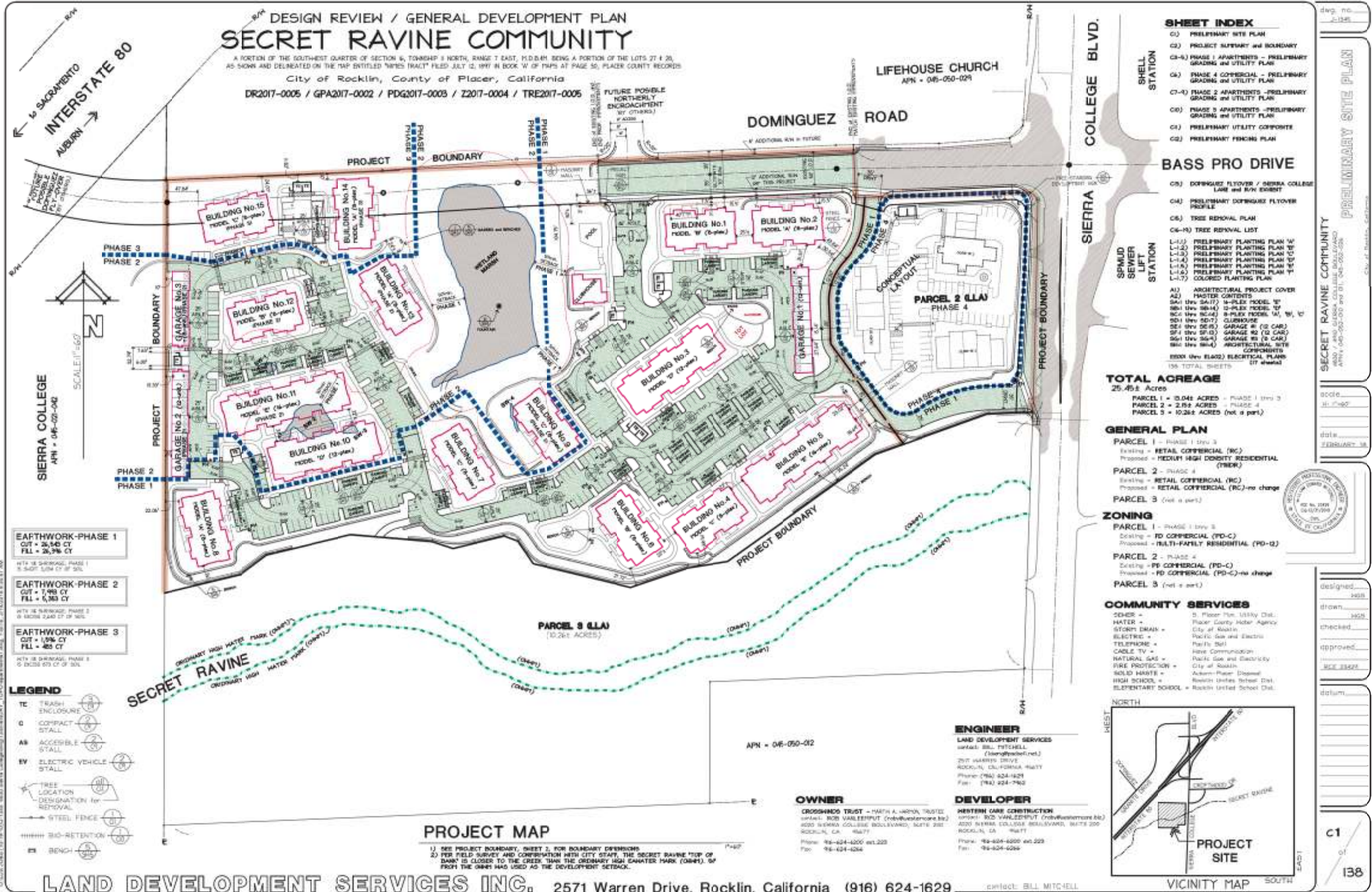


DESIGN REVIEW / GENERAL DEVELOPMENT PLAN SECRET RAVINE COMMUNITY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 7 EAST, M.D.B.M. BEING A PORTION OF THE LOTS 27 & 28, AS SHOWN AND DELINEATED ON THE MAP ENTITLED "MAPS TRACT" FILED JULY 12, 1997 IN BOOK W OF MAPS AT PAGE 50, PLACER COUNTY RECORDS

City of Rocklin, County of Placer, California

DR2017-0005 / GPA2017-0002 / PDG2017-0003 / Z2017-0004 / TRE2017-0005



EARTHWORK-PHASE 1	
CUT = 26,540 CY	
FILL = 26,396 CY	
WITH 1% DRAINAGE, PHASE 1	
3.540' 5.00' CY OF SOIL	
EARTHWORK-PHASE 2	
CUT = 7,998 CY	
FILL = 5,383 CY	
WITH 1% DRAINAGE, PHASE 2	
6.800' 2.640' CY OF SOIL	
EARTHWORK-PHASE 3	
CUT = 1,936 CY	
FILL = 483 CY	
WITH 1% DRAINAGE, PHASE 3	
6.800' 2.640' CY OF SOIL	

LEGEND

TE	TRASH ENCLOSURE	(Symbol)
C	COMPACT STALL	(Symbol)
AS	ACCESSIBLE STALL	(Symbol)
EV	ELECTRIC VEHICLE STALL	(Symbol)
(Symbol)	TREE LOCATION DESIGNATION FOR REMOVAL	(Symbol)
(Symbol)	STEEL FENCE	(Symbol)
(Symbol)	BIO-RETENTION	(Symbol)
(Symbol)	BENCH	(Symbol)

PROJECT MAP

- SEE PROJECT BOUNDARY, SHEET 2, FOR BOUNDARY DIMENSIONS
- PER FIELD SURVEY AND CORROBORATION WITH CITY STAFF, THE SECRET RAVINE "TOP OF BANK" IS CLOSER TO THE CREEK THAN THE ORDINARY HIGH WATER MARK (OHWM). THE OHWM WAS USED AS THE DEVELOPMENT SETBACK.

SHEET INDEX

- C1) PRELIMINARY SITE PLAN
- C2) PROJECT SUMMARY AND BOUNDARY
- C3-4) PHASE 1 APARTMENTS - PRELIMINARY GRADING AND UTILITY PLAN
- C5) PHASE 4 COMMERCIAL - PRELIMINARY GRADING AND UTILITY PLAN
- C7-8) PHASE 2 APARTMENTS - PRELIMINARY GRADING AND UTILITY PLAN
- C9) PHASE 3 APARTMENTS - PRELIMINARY GRADING AND UTILITY PLAN
- C1) PRELIMINARY UTILITY COMPOSITE
- C2) PRELIMINARY FENCING PLAN
- C3) DOMINGUEZ FLYOVER / SIERRA COLLEGE LAKE AND RUN EXHIBIT
- C4) PRELIMINARY DOMINGUEZ FLYOVER PROFILE
- C5) TREE REMOVAL PLAN
- C6-10) TREE REMOVAL LIST
- L-1.1) PRELIMINARY PLANTING PLAN 1A
- L-1.2) PRELIMINARY PLANTING PLAN 1B
- L-1.3) PRELIMINARY PLANTING PLAN 1C
- L-1.4) PRELIMINARY PLANTING PLAN 1D
- L-1.5) PRELIMINARY PLANTING PLAN 1E
- L-1.6) PRELIMINARY PLANTING PLAN 1F
- L-1.7) COLORED PLANTING PLAN
- A1) ARCHITECTURAL PROJECT COVER
- A2) MASTER CONTENTS
- SA-1 (SHY 24-17) 3-FLY FLOOR 1E
- SB-1 (SHY 24-14) 12-FLY FLOOR 1E
- SC-1 (SHY 24-14) 8-FLY FLOOR 1A, 1B, 1C
- SD-1 (SHY 24-17) GROUNDHOUSE
- SE-1 (SHY 24-15) GARAGE #1 (12 CARS)
- SF-1 (SHY 24-13) GARAGE #2 (12 CARS)
- SG-1 (SHY 24-14) GARAGE #3 (8 CARS)
- SH-1 (SHY 24-14) ARCHITECTURAL SITE COMPONENTS
- BB00 (SHY 24-02) ELECTRICAL PLANS (17 sheets)

TOTAL ACREAGE

25.45± Acres
 PARCEL 1 = 6.04± ACRES - PHASE 1 thru 3
 PARCEL 2 = 2.15± ACRES - PHASE 4
 PARCEL 3 = 10.26± ACRES (not a part)

GENERAL PLAN

PARCEL 1 - PHASE 1 thru 3
 Existing = RETAIL COMMERCIAL (RC)
 Proposed = MEDIUM HIGH DENSITY RESIDENTIAL (MHR)
 PARCEL 2 - PHASE 4
 Existing = RETAIL COMMERCIAL (RC)
 Proposed = RETAIL COMMERCIAL (RC)-no change
 PARCEL 3 (not a part)

ZONING

PARCEL 1 - PHASE 1 thru 3
 Existing = PD COMMERCIAL (PD-C)
 Proposed = MULTI-FAMILY RESIDENTIAL (PD-R)
 PARCEL 2 - PHASE 4
 Existing = PD COMMERCIAL (PD-C)
 Proposed = PD COMMERCIAL (PD-C)-no change
 PARCEL 3 (not a part)

COMMUNITY SERVICES

SEWER =	5. Floor Plan, Utility Dist.
WATER =	Placer County Water Agency
STORM DRAIN =	City of Rocklin
ELECTRIC =	Pacific Gas and Electric
TELEPHONE =	Pacific Bell
CABLE TV =	Have Communication
NATURAL GAS =	Pacific Gas and Electric
FIRE PROTECTION =	City of Rocklin
SOLID WASTE =	Adam-Placer Disposal
HIGH SCHOOL =	Rocklin Unified School Dist.
ELEMENTARY SCHOOL =	Rocklin Unified School Dist.

ENGINEER

LAND DEVELOPMENT SERVICES
 contact: BILL MITCHELL
 (billm@ldservices.com)
 2571 WARREN DRIVE
 ROCKLIN, CALIFORNIA 95677
 Phone: (916) 624-1629
 Fax: (916) 624-1626

DEVELOPER

WESTERN CARE CONSTRUCTION
 8000-1 802 VANLEEUWEN (rob@westerncare.com)
 400 SIERRA COLLEGE BOULEVARD, SUITE 200
 ROCKLIN, CA 95677
 Phone: 916-624-6205 ext.229
 Fax: 916-624-6206

OWNER

CROSSROADS TRUST - MARTHA A. WOPKA, TRUSTEE
 contact: BOB VANLEEUWEN (rob@westerncare.com)
 400 SIERRA COLLEGE BOULEVARD, SUITE 200
 ROCKLIN, CA 95677
 Phone: 916-624-6205 ext.229
 Fax: 916-624-6206



deg. no. 1-138

PRELIMINARY SITE PLAN

SECRET RAVINE COMMUNITY
 4000 SIERRA COLLEGE BOULEVARD
 APN# 046-050-001 AND 01, 046-050-026

scale: 1" = 60'

date: FEBRUARY 18, 2017

designed: HGS

drawn: HGS

checked:

approved: WCE 23429

datum:

138



YAMASAKI
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

**SECRET RAVINE APARTMENTS
LANDSCAPE DEVELOPMENT PLANS
SIERRA COLLEGE BLVD. & DOMINGUEZ RD.
ROCKLIN, CALIFORNIA**

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title
**COLORED
PLANTING PLAN A**



No.	Date	Revision
△		
△		
△		
△		

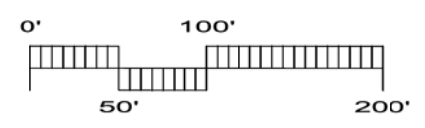
Project Mgr: JMA
Drawn By: SPG
Scale: 1"=50'
Date: OCT. 2017

Sheet No.: **L-1.7**



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	ACE SCA	35	Acer rubrum 'Scarlet Sentinel' / Scarlet Sentinel Maple	15 gal
	ARB STD	5	Arbutus x Marina' / Arbutus Standard	15 gal
	DED DED	15	Cedrus deodara / Deodar Cedar	15 gal
	GER GR	10	Cercis chinensis / Chinese Redbud	15 gal
	GR BR	45	Chilopsis linearis 'Burgundy' / Desert Willow	15 gal
	LAV CAT	105	Lagerstroemia indica 'Catanba' / Catanba Grape Myrtle	15 gal
	LAV HB	36	Laurus nobilis / Sweet Bay (standard)	15 gal
	PLA EBI	35	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal
	PLA COL	34	Platanus x acerifolia 'Columba' / London Plane Tree	15 gal

















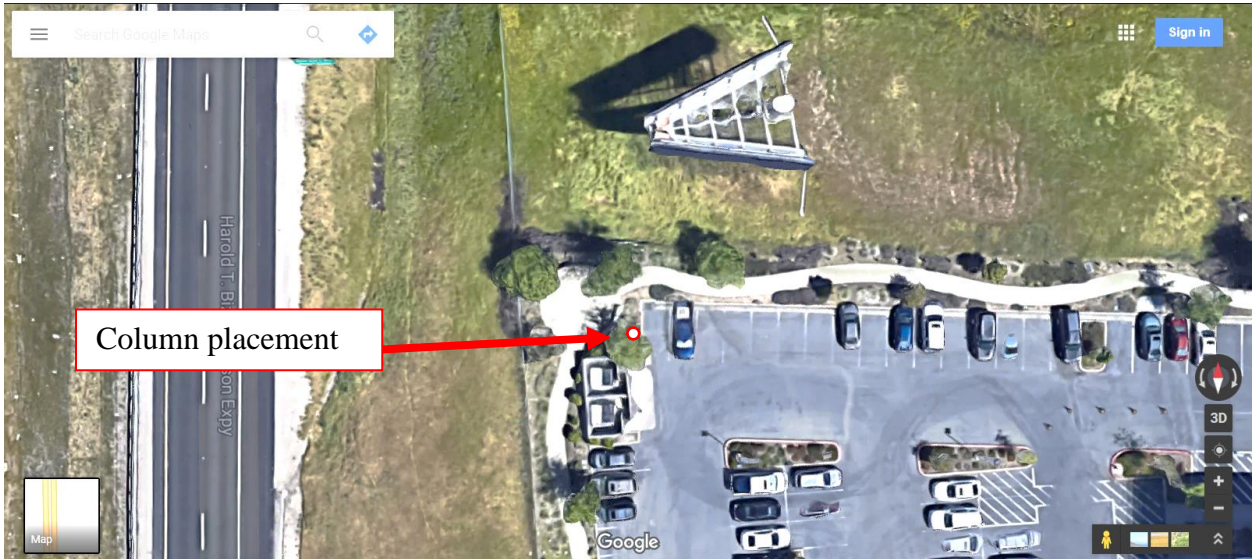


AGENDA ITEM 5 - DIGITAL SIGN RELOCATION

CLEAR CHANNEL OUTDOOR

Planned digital sign placement upon relocation

6550 Lonetree Boulevard, Rocklin, CA



Column placement indicated by red circle, above. With cladding, column's diameter is roughly 5 feet. (Actual column shown below.)



HIGHWAY 65 DIGITAL BILLBOARD RELOCATION

East side of highway, 0.62 miles north of Blue Oaks Blvd.



Above: current sign position, viewed from south on highway

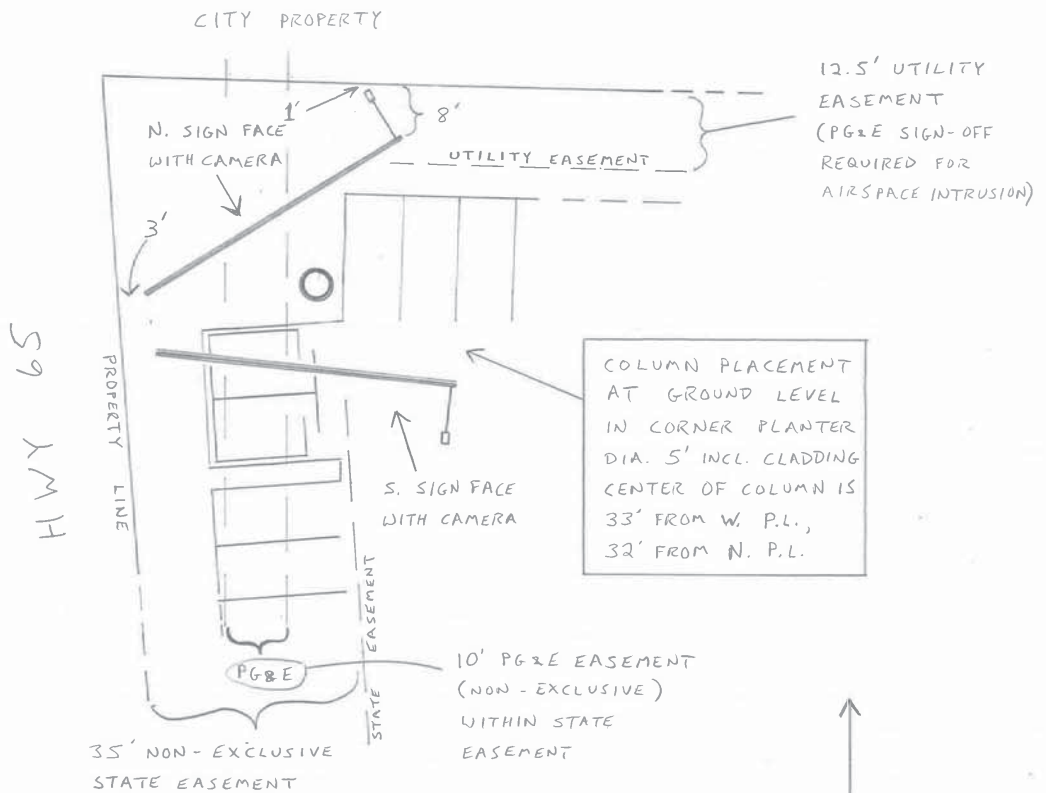


Above: proposed new location, approximately 80 feet south of current position

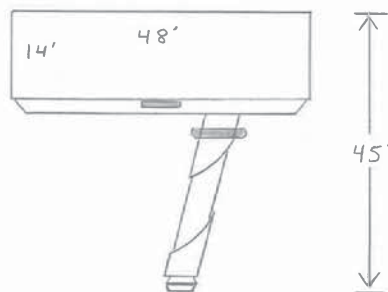
SIGN RELOCATION

FROM APN 365-020-032 TO APN 365-310-033
 REUSING EXISTING ABOVE-GROUND COMPONENTS

SITE PLAN



SOUTH ELEVATION



EXISTING DIGITAL BILLBOARD WITH "V" ANGLE BETWEEN FACES
 ORIGINALLY APPROVED BY DR 2008-078



**AGENDA ITEM 6 - WEST MARINE
DIGITAL FREEWAY SIGN**

ARIAL SITE PLAN OF 4445 GRANITE DR. SITE • FOR 64.5FT DIGITAL SIGN • COMMERCIAL AND NON-COMMERCIAL USE



<p>CUSTOMER ORION 50 OUTDOOR, LLC</p>	<p>14'x 48' FACES @ 64.5' h 30' V-BUILD WITH ENCLOSURE</p>
<p>SIGN LOCATION 4445 GRANITE DRIVE (I-80 W/O SIERRA COLLEGE)</p>	<p>DIGITAL FACES BOTH SIDES/672 sq. ft. PER SIDE APN#045-080-036-000</p>
 <p>4425 North 24th Street, Suite 200 Phoenix, Arizona 85016 Phn: (602) 230-8634 Fax: (602) 230-9071</p>	<p>ZONING: PD-C</p>
	<p>LAND AREA: ENTIRE PARCEL 1.7 ACRES BUILDING AREA: 6' x 6' AREA FOR SIGN COLUMN PROPERTY OWNER: Acom Property Mgmt. and Development Co., LLC APPLICANT: ORION 50 OUTDOOR, LLC</p>

Pole cover and all trim to Match all the other Digital Signs in the City, by look and color.



<p>CUSTOMER ORION 50 OUTDOOR, LLC</p>	<p>14' x 48' FULL FLAG @ 64.5'</p>
<p>SIGN LOCATION 4445 GRANITE DRIVE (I-80 W/O SIERRA COLLEGE)</p>	<p>30' V-BUILD WITH ENCLOSURE DIGITAL FACES BOTH SIDES/672 sq. ft. PER SIDE APN#045-080-036-000</p>
<p>RMG Outdoor Inc. 4425 North 24th Street, Suite 200 Phoenix, Arizona 85016 Phn: (602) 230-8634 Fax: (602) 230-9074</p>	<p>ZONING: PD-C LAND AREA: ENTIRE PARCEL 1.7 ACRES BUILDING AREA: 6' x 6' AREA FOR SIGN COLUMN PROPERTY OWNER: Acorn Property Mgmt. and Development Co., LLC APPLICANT: ORION 50 OUTDOOR, LLC</p>

DRIVE SHOT RENDERING WEST FACE • 4445 GRANITE DR. SITE • FOR 64.5FT DIGITAL SIGN • COMMERCIAL AND NON-COMMERCIAL USE



<p>CUSTOMER ORION 50 OUTDOOR, LLC</p>	<p>14'x 48' @ 64.5' h 30' V-BUILD WITH ENCLOSURE</p>
<p>SIGN LOCATION 4445 GRANITE DRIVE (I-80 W/O SIERRA COLLEGE)</p>	<p>DIGITAL FACES BOTH SIDES/672 sq. ft. PER SIDE</p>
<p>RMG Outdoor Inc. 4425 North 24th Street, Suite 200 Phoenix, Arizona 85016 Phn: (602) 230-8634 Fax: (602) 230-9071</p>	<p>APN#045-080-036-000</p>
	<p>ZONING: PD-C LAND AREA: ENTIRE PARCEL 1.7 ACRES BUILDING AREA: 6' x 6' AREA FOR SIGN COLUMN</p>
	<p>PROPERTY OWNER: Acorn Property Mgmt. and Development Co., LLC APPLICANT: Orion 50 Outdoor, LLC</p>

DRIVE SHOT RENDERING EAST FACE • 4445 GRANITE DR. SITE • FOR 64.5FT DIGITAL SIGN • COMMERCIAL AND NON-COMMERCIAL USE



<p>CUSTOMER ORION 50 OUTDOOR, LLC</p>	<p>14'x 48' @ 64.5' h 30' V-BUILD WITH ENCLOSURE</p>
<p>SIGN LOCATION 4445 GRANITE DRIVE (I-80 W/O SIERRA COLLEGE)</p>	<p>DIGITAL FACES BOTH SIDES/672 sq. ft. PER SIDE APN#045-080-036-000</p>
<p>ZONING: PD-C LAND AREA: ENTIRE PARCEL 1.7 ACRES BUILDING AREA: 6' x 6' AREA FOR SIGN COLUMN PROPERTY OWNER: Acorn Property Mgmt. and Development Co., LLC APPLICANT: ORION 50 OUTDOOR, LLC</p>	



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Phoenix, Arizona 85016
Phn: (602) 230-8634 Fax: (602) 230-9071