



REVISED
AGENDA
CITY OF ROCKLIN
ARCHITECTURAL REVIEW COMMITTEE

DATE: October 5, 2017

TIME: 3:00 PM

PLACE: City Council Chambers 3970 Rocklin Road

www.rocklin.ca.us

INTRODUCTION

1. Meeting called to Order
2. Roll Call
3. Minutes
 - September 5, 2017 ARC Meeting Minutes
4. Citizens Addressing the Committee on Non Agenda Items

ARCHITECTURAL REVIEW ITEMS

5. **SIERRA GATEWAY APARTMENTS (College District)**
DESIGN REVIEW, DR2015-0018
First meeting to review the project.

This project is a modification for a previously-approved Design Review to construct a new 195-unit apartment complex. This resubmittal is to propose new architectural building elevations and to expand the use of the Emergency Vehicle Access (EVA) to include Exit Only. The building footprints and site layout will remain unchanged.

The subject property is generally located on the southeast corner of Sierra College Boulevard and Rocklin Road. APNs 045-161-014, 045-161-015, 045-161-016.

The property is zoned Planned Development 20 dwelling units per acre (PD-20). The General Plan designation is High Density Residential (HDR).

The applicant is Sid Paul with Ezralow Company, LLC. The property owner is Rocklin Sierra Apartments II, LLC.

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

6. **QUARRY PLACE – RETAIL PORTION (Quarry District)**
TENTATIVE SUBDIVISION MAP, SD2017-0005
DESIGN REVIEW, DR2017-0001
Second meeting to review requested changes to the rooflines of the two retail buildings.

This project is a request for approval of the following entitlements to allow the development of portions of the existing Kmart Shopping Center (approximately 15.22 acres) into apartments, single-family residential lots, and two commercial buildings:

- A Tentative Subdivision Map to create a 44-lot single family residential subdivision, a multi-family project site, and two commercial parcels.
- A Design Review for the site design, landscaping, architectural designs, colors and materials of a 180-unit apartment development and approximately 9,700 square feet of retail buildings.

The subject site is located generally on the northeast corner of Pacific Street and Sunset Boulevard. APNs 010-470-003, -008, -021, -022, -023, -024, and -026.

The property is zoned Multiple Family Residential (R-3), Single Family Residential 3,500 square foot minimum lot size (R1-3.5), and Retail Business (C-2). The General Plan designations are High Density Residential (HDR), Medium Density Residential (MDR), and Retail Commercial (RC).

The applicant and property owner is St. Anton Communities.

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

OTHER BUSINESS

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

GENERAL MEETING INFORMATION

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.