



**AGENDA**  
**CITY OF ROCKLIN**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**DATE: December 7, 2017**  
**TIME: 3:00 PM**  
**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
  - October 5, 2017 ARC Meeting Minutes
4. Citizens Addressing the Committee on Non Agenda Items

## ARCHITECTURAL REVIEW ITEMS

5. **NIELLO PORSCHE PHASE 2 EXTERIOR MODIFICATIONS (Granite District)**  
**DESIGN REVIEW, DR2017-011**  
First meeting to review the project.

Project Description: The project proposes façade modification to the Niello Porsche dealership, located at 4525 Granite Drive. The modified design would replace the chrome metallic siding on the rear and side elevations of the building with black trapezium. According to the project application, these modifications have been mandated by Porsche Cars North America (PCNA) to include the black color scheme based on the company's national design intent standard. No modifications are proposed for the front of the building. The project is located within the Granite District and the Automotive Overlay District.

Action: Staff recommends that the ARC recommend disapproval of the proposed Design Review. In staff's opinion, the existing curved silver fascia on the southeastern (freeway) elevation helps to break up the façade and provides visual and aesthetic interest. The proposed modification would replace this element with flat, monochromatic black walls with little or no architectural embellishment or ornamentation. This would not be compatible with the Granite District, the surrounding buildings within the area, or the aesthetic intent of the freeway corridor.

*NOTE: Per Section 17.72.040(D), for parcels located within an overlay district, if the parcel is located in an architectural district, the ARC's recommendation is to the Community Development Director for final approval.*

6. **PLACER CREEK APARTMENTS (University District)**  
**DESIGN REVIEW, DR2017-0006**  
**REZONE, DR2017-0006**  
Second meeting to review requested changes to add additional metallic elements on corners of exterior facing buildings visible from the public right of way and at project entries.

This application is a request for approval of a Rezone to change the zoning from Planned Development Commercial (PD-C) to Planned Development 22 units per acre minimum (PD-22+) and a Design Review to allow the construction of a 232-unit apartment development including landscaping and related hardscape.

The subject site is located on the southeast corner of University Avenue and Whitney Ranch Parkway. APNs 017-081-079 and 089.

The property is zoned Planned Development Commercial (PD-C). The General Plan designation is Mixed Use (MU).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Mitigated Negative Declaration as the appropriate level of environmental review for this project.

The applicant is Tiffany Wilson with RSC Engineering. The property owner is Evergreen/Rocklin Joint Land Venture.

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

#### 7. **WAYFINDING SIGN PROGRAM (City Wide)**

First meeting to review the sign program.

Project Description: The Quarry District Wayfinding Project was identified in the Draft Strategic Plan 1.9f as a way to support General Plan item LU-31: Promote and renew as needed the Pacific Street, Rocklin Road, Sunset Blvd, Granite Drive, Lontree, Blue Oaks, and Hwy 65 corridor business districts in order to provide diversified business opportunities and greater pedestrian orientation.

Recommended action: Provide direction to staff regarding proposed locations, content, and style of signs.

#### **OTHER BUSINESS**

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

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### **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.