



**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**

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

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.



**MINUTES
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 at 3:04pm

2. Roll Call

Ken Broadway, Member

Gregg McKenzie, Member - excused

Marc Mondell, Presiding Officer

Carl Sloan, Member

Scott Yuill, Member

3. The minutes of September 5, 2017 were approved as submitted.

4. Citizens Addressing the Committee on Non Agenda Items – None

ARCHITECTURAL REVIEW ACTION 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

Dara Dungworth, Senior Planner presented the project.

After seeing the project, the Committee discussed and concluded:

All Buildings

- 1) Brick veneer shall be placed on the lower story walls of all building facades that face either a public or private right-of-way.

Buildings 5 and 9

- 2) The members were concerned that the uppermost stories as compared to the rest of the facades were too plain, the walls unrelieved and the openings onto the walkways not consistent enough with the window patterns of the lower floors.
 - a. Add sturdy metal grills in the walkway openings that mimic the proportion and pattern of the divided lights in the windows on the lower stories.
 - b. Add Hardie panel siding and possibly vary the paint colors on the upper floors to further break up the large expanses of plain, solid wall.

Motion by Member Sloan and seconded by Member Broadway recommending approval with the stated revisions to the satisfaction of the Economic and Community Development Director.

Ayes: Sloan, Broadway, McKenzie, Yuill, Mondell
Noes: None
Abstain: None
Absent: None

**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

Dara Dungworth presented the project.

The applicant, Ardie Z addressed the Committee.

After seeing the project, the Committee discussed and concluded:

The consensus of the committee was that they were pleased with the revisions and recommend approval of the architecture.

Motion by Member Yuill and seconded by Member Broadway recommending approval of the revised project.

Ayes: Sloan, Broadway, McKenzie, Yuill, Mondell
Noes: None
Abstain: None
Absent: None

OTHER BUSINESS

7. Informational Items and Presentations - None
8. Reports from City Staff - None
9. The meeting was adjourned at 3:55pm

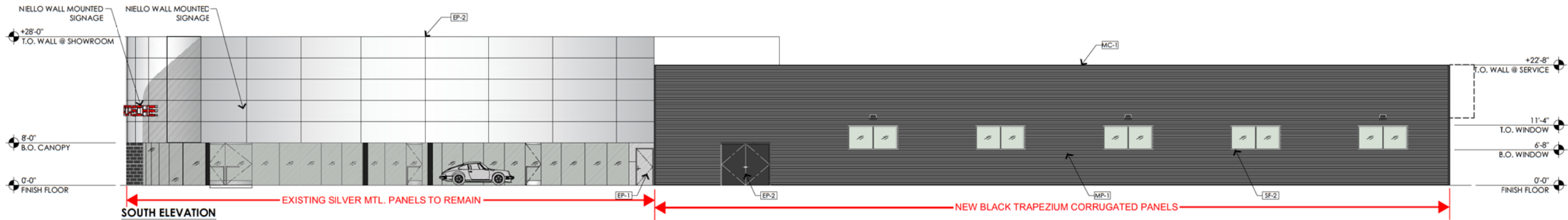
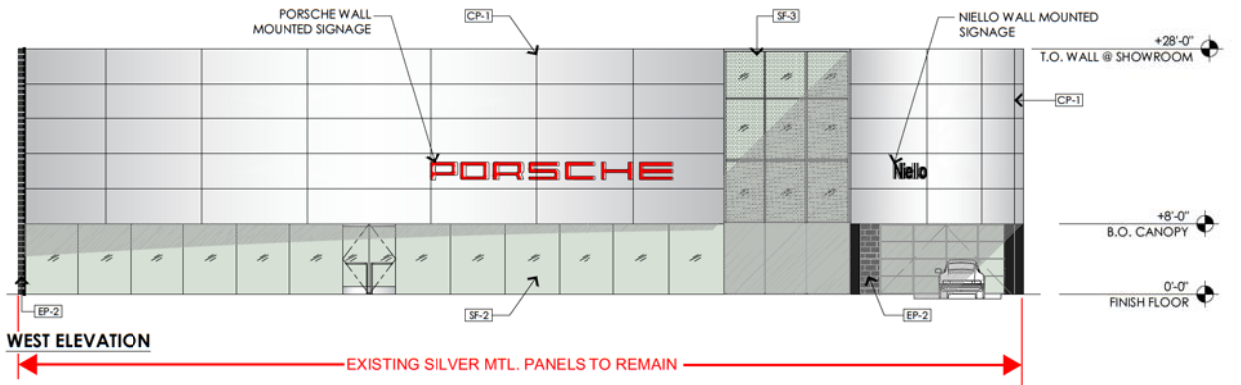
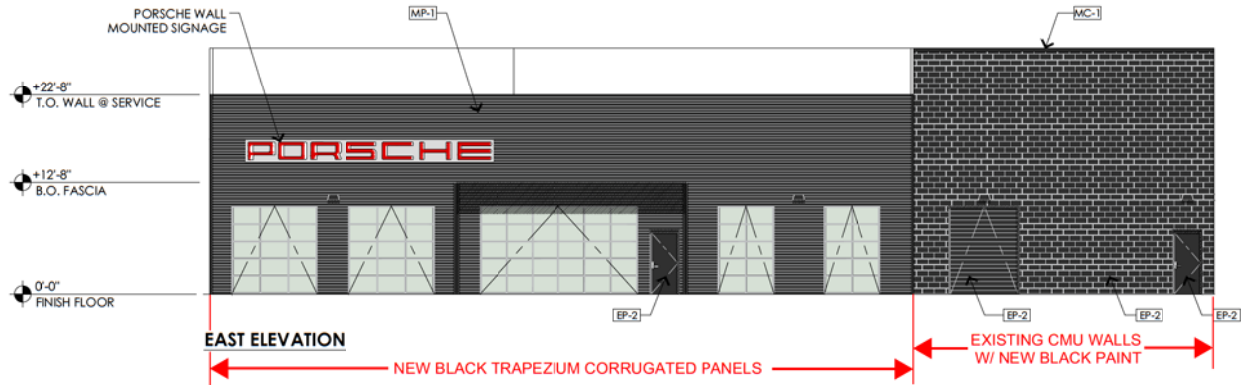
ARC Agenda Item 5

NIELLO PORSCHE PHASE 2 EXTERIOR MODIFICATIONS

Proposed Elevations

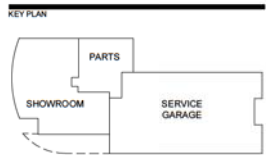
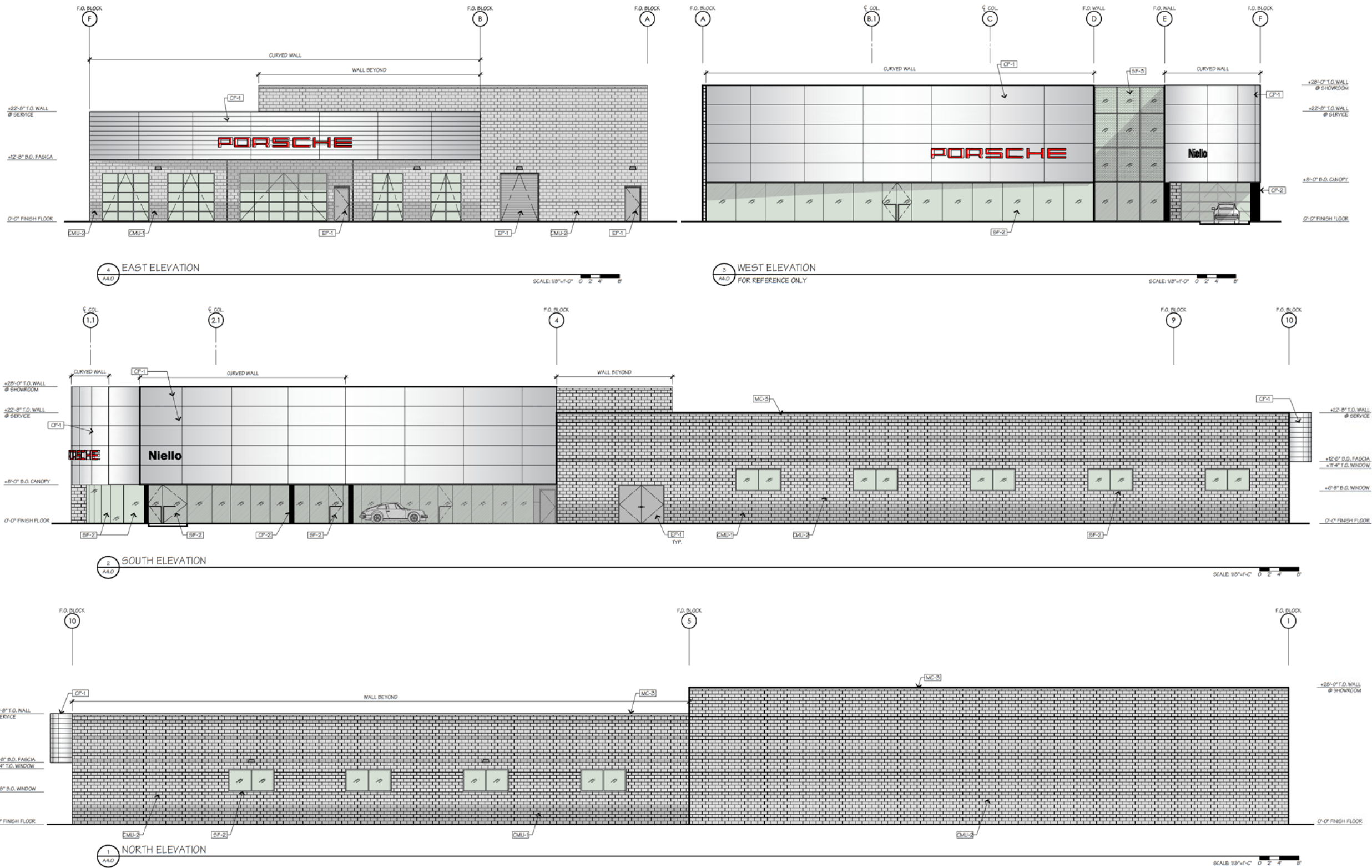
EXTERIOR MATERIAL SCHEDULE

- [CP-1] (E) COMPOSITE METAL PANELS, MFR: SOBOTEC LTD., COLOR: ALUCOBOND, SUNRISE SILVER
- [MU-1] (E) CONCRETE MASONRY BLOCK, MFR: CALSTONE, COLOR: #1304 CHARCOAL, BLACK & WHITE, AGGREGATE PUT FACE
- [MU-2] (E) CONCRETE MASONRY BLOCK, MFR: CALSTONE, COLOR: #1107 DARK CHARCOAL, PRECISION
- [EP-1] (E) EXTERIOR PAINT, MFR: SHERWIN WILLIAMS, COLOR: #SW2121 MONORAIL SILVER
- [SF-2] (E) EXTERIOR STOREFRONT SYSTEM, MFR: BLUMCRAFT, CLEAR TEMPERED GLASS
- [SF-3] (E) STOREFRONT WITH SPANDREL GLASS, COL: BLACK FRIT COATING, MULLION: CLEAR ANODIZED ALUMINUM
- [MC-1] (N) METAL COPING TO MATCH [EP-2]
- [MP-1] (N) TRAPEZIUM CORRUGATED METAL PANEL ATAS CONCEALED FASTENER, COLOR: BLACK
- [EP-2] (N) EXTERIOR PAINT, MFR: SHERWIN WILLIAMS, COLOR: #6990 CAVIAR



Existing Elevations

| EXTERIOR MATERIAL SCHEDULE: | | | |
|-----------------------------|--|------|---|
| CP-1 | COMPOSITE METAL PANELS MFR: SOBOTEC LTD. COLOR: ALUGROND, SUNRISE SILVER | SF-3 | STOREFRONT WITH SPANDREL GLASS COLOR: BLACK FRIT COATING MULLION: CLEAR ANODIZED ALUMINUM |
| CMU-1 | CONCRETE MASONRY BLOCK MFR: CALSTONE COLOR: #5304 CHARCOAL, BLACK & WHITE AGGREGATE: SPLIT FACE | | |
| CMU-2 | CONCRETE MASONRY BLOCK MFR: CALSTONE COLOR: #5107 PARK CHARCOAL, PRECISION | | |
| EP-1 | EXTERIOR PAINT MFR: SHERWIN WILLIAMS COLOR: #H405 MONORAIL SILVER | | |
| MC-3 | METAL COPING TO MATCH [CMU-1] | | |
| SF-2 | EXTERIOR STOREFRONT SYSTEM MFR: BLUMICKRAFT CLEAR TEMPERED GLASS | | |



REVISIONS

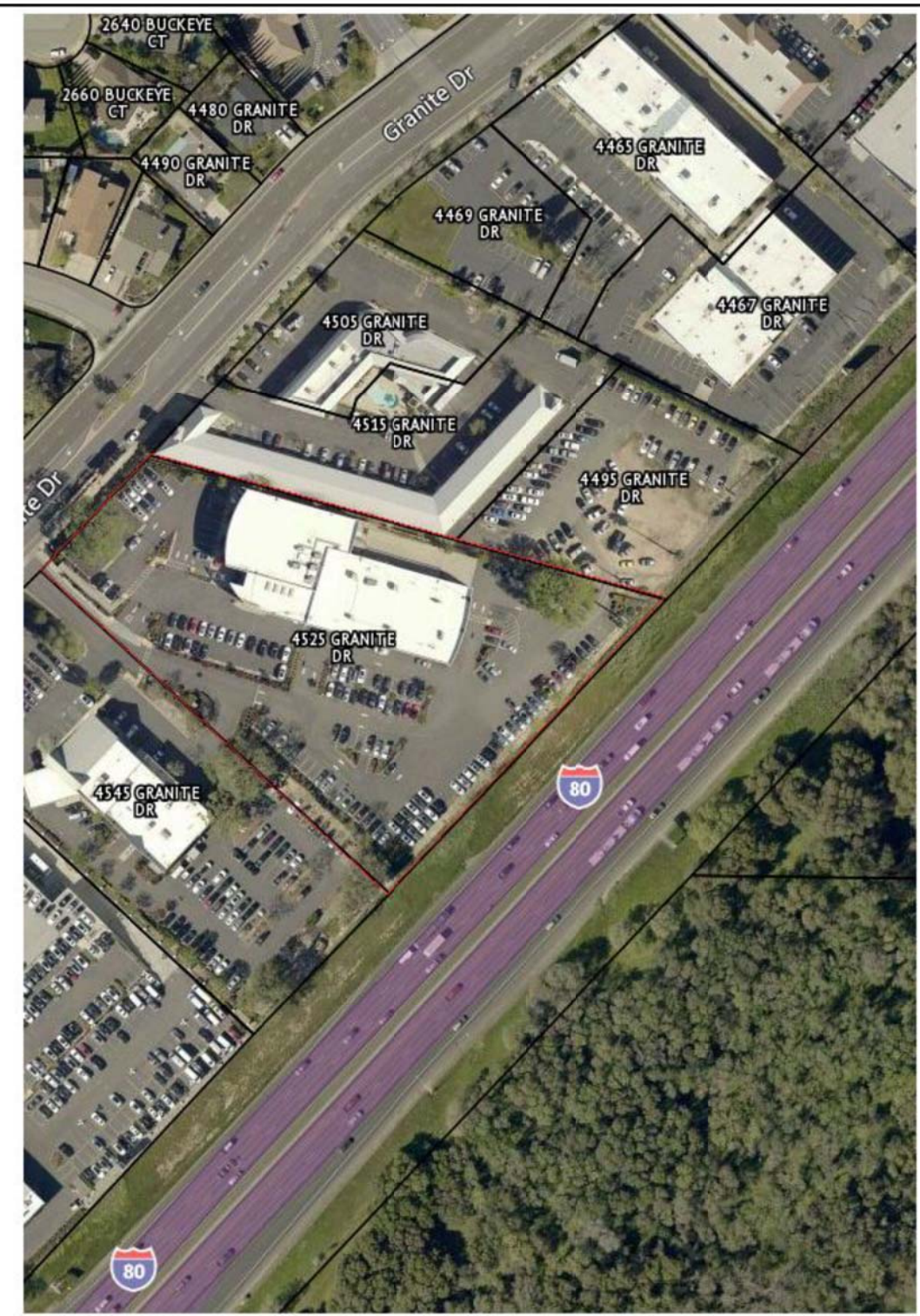
ISSUED FOR

SHEET TITLE

EXISTING
EXTERIOR ELEVATIONS

| | |
|--------------|-------------|
| DATE | PROJECT NO. |
| | 1613 |
| PROJECT TEAM | SHEET NO. |
| MM, KC2, PN | |

AERIAL PHOTOS









ARC Agenda Item 5

NIELLO PORSCHE PHASE 2 EXTERIOR MODIFICATIONS



PROJECT TEAM

OWNER / DEVELOPER:

THE EVERGREEN MANAGEMENT CO.
2295 GATEWAY OAKS DRIVE, SUITE 135
SACRAMENTO, CA 95833

CONTACT: TREY GUNDLACH
916.923.9000
TGUNDLACH@THEEVERGREENCOMPANY.COM

ARCHITECT:

LPAS ARCHITECTURE + DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833

CONTACT: CHRIS KELLY
916.443.0335
CKELLY@LPAS.COM

LANDSCAPE ARCHITECT:

LPAS ARCHITECTURE + DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833

CONTACT: THAIS DEL CASTILLO
916.443.0335
TDELCASTILLO@LPAS.COM

CIVIL ENGINEER:

RSC ENGINEERING
2250 DOUGLAS BLVD., SUITE 150
ROSEVILLE, CA 95661

CONTACT: TIFFANY WILSON
916.788.2884
T.WILSON@RSC-ENGR.COM

SHEET INDEX

ARCHITECTURAL

- A0 COVER SHEET
- A1 STREET SCENES
- L1 SITE PLAN
- L2 COLOR LANDSCAPE PLAN
- L3 LANDSCAPE PLAN
- L4 SITE DETAILS
- A2 BUILDING A - FLOOR PLANS AND ROOF PLAN
- A3 BUILDING A - ELEVATIONS
- A3.1 BUILDING A - PERSPECTIVE ELEVATIONS
- A4 BUILDING B - FIRST AND SECOND FLOOR PLANS
- A5 BUILDING B - THIRD FLOOR PLAN & ROOF PLAN
- A6 BUILDING B - ELEVATIONS
- A6.1 BUILDING B - PERSPECTIVE ELEVATIONS
- A7 BUILDING C - FIRST AND SECOND FLOOR PLANS
- A8 BUILDING C - THIRD FLOOR PLAN & ROOF PLAN
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- A9.1 BUILDING C - PERSPECTIVE ELEVATIONS
- A10 UNIT FLOOR PLANS
- A11 CLUB HOUSE FLOOR PLAN
- A12 CLUB HOUSE - ROOF PLAN
- A13 CLUB HOUSE - ELEVATIONS
- A13.1 CLUB HOUSE - PERSPECTIVE ELEVATIONS
- A14 BUILDING SECTIONS
- A15 DETACHED GARAGE - PLANS AND ELEVATIONS
- A16 EMERGENCY ACCESS PLAN

CIVIL

- SP PRELIMINARY SITE PLAN
- DA DISABLED ACCESS PLAN
- GR1 PRELIMINARY GRADING PLAN
- UT1 PRELIMINARY UTILITY PLAN
- DMA1 PRELIMINARY STORMWATER CONTROL PLAN
- PP1 PHOTOMETRIC SITE PLAN

PLACER CREEK APARTMENTS

ROCKLIN, CA

COVER SHEET

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE:
SHEET: A0

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BUILDING TYPE B

UNIVERSITY AVENUE

WHITNEY RANCH PARKWAY STREET SCENE



WHITNEY RANCH PARKWAY

BUILDING TYPE B

BUILDING TYPE A

UNIVERSITY AVENUE STREET SCENE - NORTH



BUILDING TYPE A

MID-BLOCK DRIVEWAY

BUILDING TYPE A

BUILDING TYPE A

UNIVERSITY AVENUE STREET SCENE - SOUTH

PLACER CREEK APARTMENTS

ROCKLIN, CA

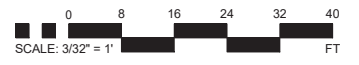
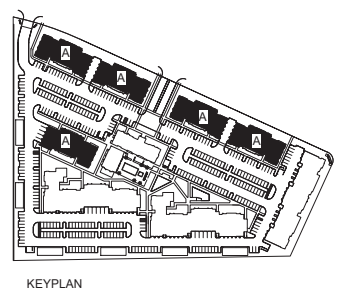
STREET SCENES

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE: 1/16" = 1'-0"
SHEET: A1

LPAS



- EXTERIOR KEYNOTES**
- 1 CEMENT PLASTER
 - 2 CEMENTITIOUS SIDING
 - 3 VINYL FRAMED WINDOWS
 - 4 DECORATIVE TUBE STEEL DECK RAILING
 - 5 DECORATIVE POWDER COATED METAL TRELLIS
 - 6 STEEL SHADE AWNING
 - 7 ALUMINUM STOREFRONT WINDOW SYSTEM
 - 8 PRECAST WAINSCOT AND TRIM
 - 9 MECHANICAL EQUIPMENT OVER CORRIDORS SCREENED BEHIND PARAPET WALL, TYP.



PLACER CREEK APARTMENTS

ROCKLIN, CA

BUILDING A - ELEVATIONS

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE: 3/32" = 1'-0"
SHEET: A3





BUILDING A - LEFT PERSPECTIVE | 2



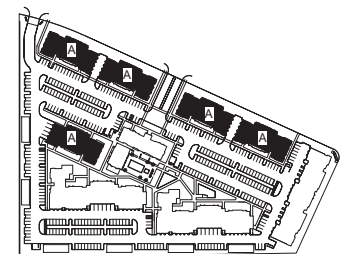
BUILDING A - FRONT PERSPECTIVE | 1



BUILDING A - RIGHT PERSPECTIVE | 4



BUILDING A - BACK PERSPECTIVE | 3



KEYPLAN

PLACER CREEK APARTMENTS

ROCKLIN, CA

BUILDING A - PERSPECTIVE ELEVATIONS

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE:
SHEET: A3.1





BUILDING B - FRONT
3/32" = 1'-0"

1



BUILDING B - LEFT SIDE
3/32" = 1'-0"

3



BUILDING B - RIGHT SIDE
3/32" = 1'-0"

2

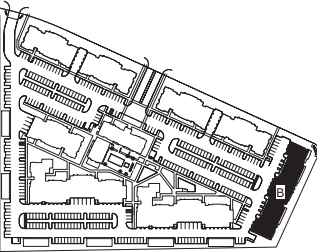


BUILDING B - BACK
3/32" = 1'-0"

4

EXTERIOR KEYNOTES

- 1 CEMENT PLASTER
- 2 CEMENTITIOUS SIDING
- 3 VINYL FRAMED WINDOWS
- 4 DECORATIVE TUBE STEEL DECK RAILING
- 5 DECORATIVE POWDER COATED METAL TRELLIS
- 6 STEEL SHADE AWNING
- 7 ALUMINUM STOREFRONT WINDOW SYSTEM
- 8 PRECAST WAINSCOT AND TRIM
- 9 MECHANICAL EQUIPMENT OVER CORRIDORS
SCREENED BEHIND PARAPET WALL, TYP.



KEYPLAN



PLACER CREEK APARTMENTS

ROCKLIN, CA

BUILDING B - ELEVATIONS

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE: 3/32" = 1'-0"
SHEET: A6

LPAS

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BUILDING B - FRONT PERSPECTIVE | 1



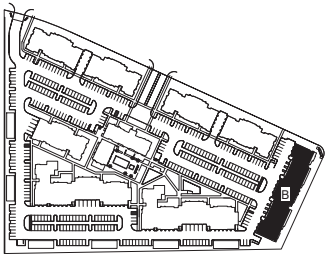
BUILDING B - LEFT PERSPECTIVE | 3



BUILDING B - RIGHT PERSPECTIVE | 2



BUILDING B - BACK PERSPECTIVE | 4



KEYPLAN

PLACER CREEK APARTMENTS

ROCKLIN, CA

BUILDING B - PERSPECTIVE ELEVATIONS

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE:
SHEET: A6.1

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95643-0335
916.443.0335
lpasdesign.com



BUILDING C - FRONT
3/32" = 1'-0"

EXTERIOR KEYNOTES

- 1 CEMENT PLASTER
- 2 CEMENTITIOUS SIDING
- 3 VINYL FRAMED WINDOWS
- 4 DECORATIVE TUBE STEEL DECK RAILING
- 5 DECORATIVE POWDER COATED METAL TRELLIS
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SCREENED BEHIND PARAPET WALL, TYP.



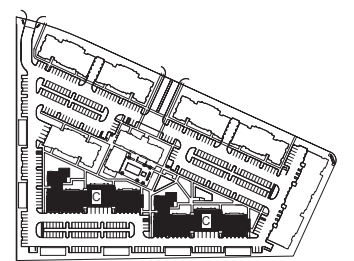
BUILDING C - LEFT SIDE
3/32" = 1'-0"



BUILDING C - RIGHT SIDE
3/32" = 1'-0"



BUILDING C - BACK
3/32" = 1'-0"



KEYPLAN



PLACER CREEK APARTMENTS

ROCKLIN, CA

BUILDING C - ELEVATIONS

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE: 3/32" = 1'-0"
SHEET: A9





BUILDING C - FRONT PERSPECTIVE | 1



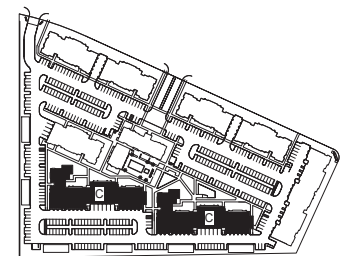
BUILDING C - LEFT PERSPECTIVE | 3



BUILDING C - RIGHT PERSPECTIVE | 2



BUILDING C - BACK PERSPECTIVE | 4



KEYPLAN

PLACER CREEK APARTMENTS

ROCKLIN, CA

BUILDING C - PERSPECTIVE ELEVATIONS

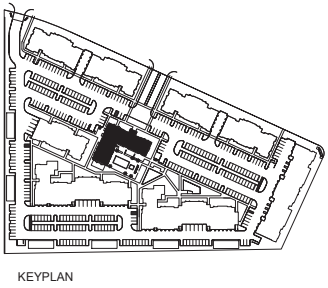
DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE:
SHEET: A9.1





EXTERIOR KEYNOTES

- 1 CEMENT PLASTER
- 2 CEMENTITIOUS SIDING
- 3 VINYL FRAMED WINDOWS
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PLACER CREEK APARTMENTS

ROCKLIN, CA

CLUB HOUSE - ELEVATIONS

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE: 1/8" = 1'-0"
SHEET: A13





CLUB HOUSE PERSPECTIVE - FRONT | 1



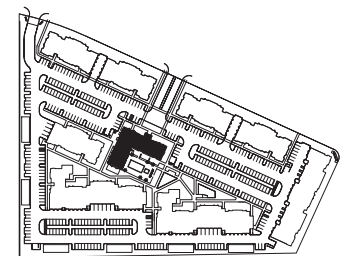
CLUB HOUSE PERSPECTIVE - LEFT | 3



CLUB HOUSE PERSPECTIVE - RIGHT | 2



CLUB HOUSE PERSPECTIVE - BACK | 4



KEYPLAN

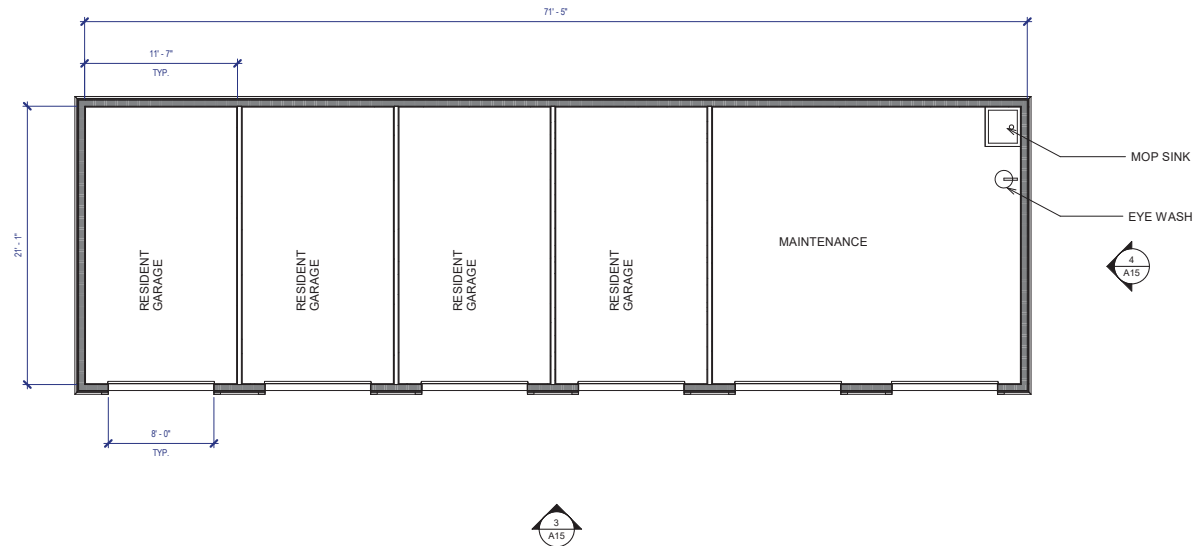
PLACER CREEK APARTMENTS

ROCKLIN, CA

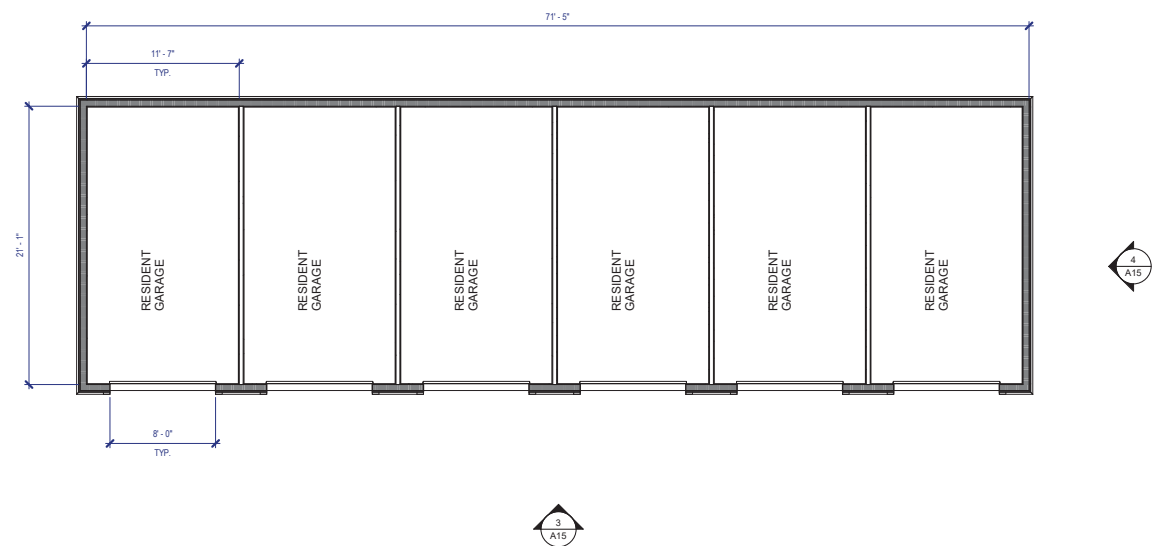
CLUB HOUSE - PERSPECTIVE ELEVATIONS

DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE:
SHEET: A13.1





GARAGE FLOOR PLAN - ALT. 2
3/16" = 1'-0"



GARAGE FLOOR PLAN 1
3/16" = 1'-0"



DETACHED GARAGE - SIDE 4
3/16" = 1'-0"



DETACHED GARAGE - FRONT 3
3/16" = 1'-0"

NOTE:
-SEE SITE PLAN FOR GARAGE LOCATIONS



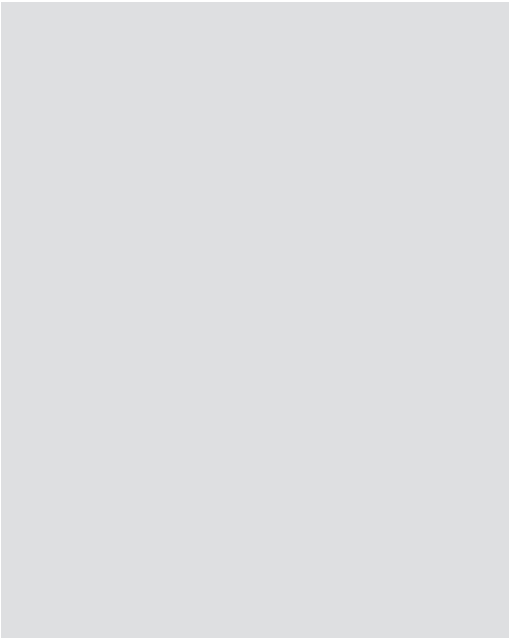
PLACER CREEK APARTMENTS

ROCKLIN, CA

DETACHED GARAGE - PLANS AND ELEVATIONS

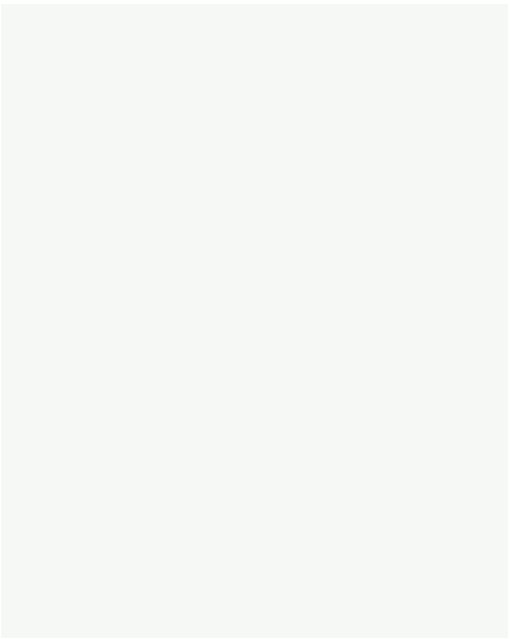
DATE: 05/02/17
PROJECT NO: 1134-0005
SCALE: 1/8" = 1'-0"
SHEET: A15





SW 6259 Spatial White

Plaster Base 1



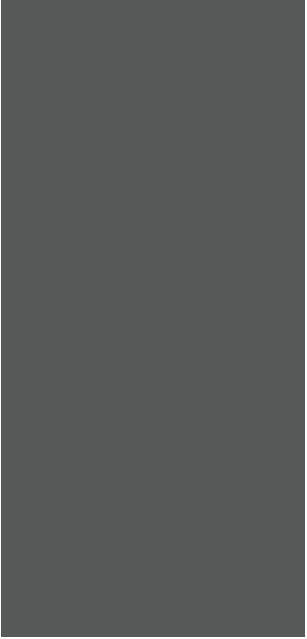
KMMW43-1 Whitest White

Plaster Base 2



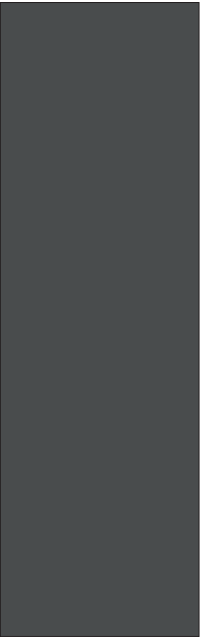
KM4704-2 Dusty Trail Rider

Plaster Accent



KMA89-5 Black Oak

Plaster at Balcony Recesses



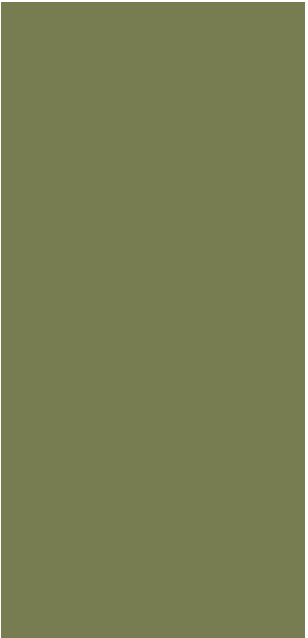
SW 6994 Greenblack

Trim Color 1
Canopies / 18” Cornice / Trellis / Railings



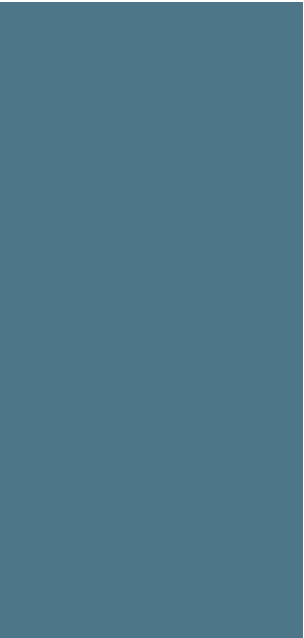
KM4909-2 Metal Chi

Trim Color 2
Vinyl Window Frames / Window Trim / Paneling / 6” Cornice



SW 6425 Relentless Olive

Lap Siding Color 1



SW 9059 Silken Peacock

Lap Siding Color 2



KM5421-5 Texas Heatwave

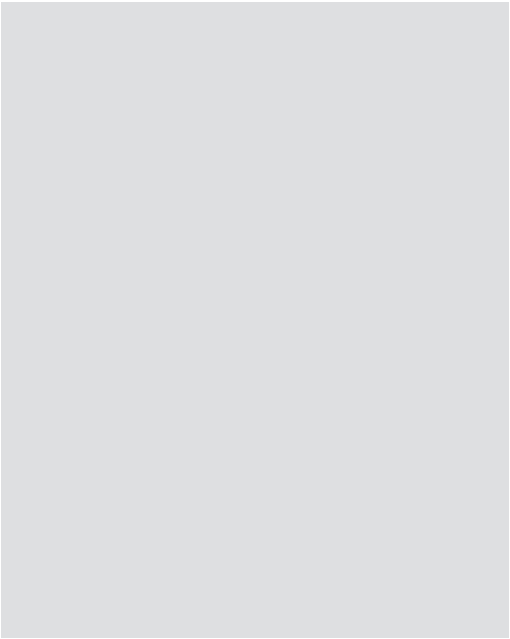
Lap Siding Color 3

Placer Creek Apartments

Project No. 1134-0005

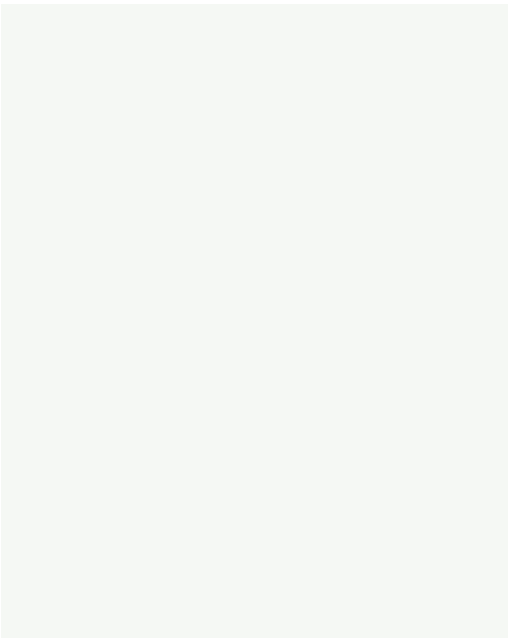
COLOR BOARD - APARTMENTS

April 28, 2017



SW 6259 Spatial White

Plaster Base 1



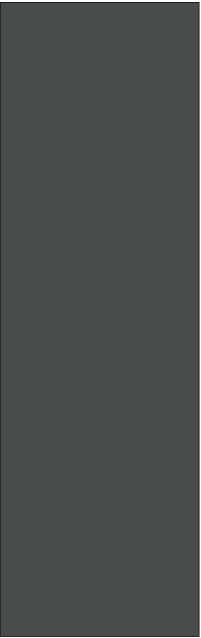
KMMW43-1 Whitest White

Plaster Base 2



KMAA89-5 Black Oak

Plaster Accent



SW 6994 Greenblack

Trim Color 1

Canopies / 18” Cornice / 3’ Wall Base



KM4909-2 Metal Chi

Trim Color 2

Vinyl Window Frames / Window Trim / Paneling / 6” Cornice



Cemettitious Siding - Stained Cedar Effect

Lap Siding

Placer Creek Apartments

Project No. 1134-0005

COLOR BOARD - CLUB HOUSE

April 28, 2017



VICINITY MAP



PROJECT TEAM

OWNER / DEVELOPER:

ALLEGIAN DEVELOPMENT COMPANY, INC.
2484 NATOMAS PARK DRIVE, SUITE 101
SACRAMENTO, CA 95833

CONTACT: RAYMOND "TREY" GUNDLACH
(916)273-4030 MAIN
(916)273-4015 DIRECT
(916)804-9199 CELL
TGUNDLACH@ADCREI.COM

ARCHITECT:

LPAS ARCHITECTURE + DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833

CONTACT: CHRIS KELLY
916.443.0335
CKELLY@LPAS.COM

LANDSCAPE ARCHITECT:

LPAS ARCHITECTURE + DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833

CONTACT: THAIS DEL CASTILLO
916.443.0335
TDELCASTILLO@LPAS.COM

CIVIL ENGINEER:

RSC ENGINEERING
2250 DOUGLAS BLVD., SUITE 150
ROSEVILLE, CA 95661

CONTACT: TIFFANY WILSON
916.788.2884
T.WILSON@RSC-ENGR.COM

SHEET INDEX

| ARCHITECTURAL | | | |
|---------------|---|-------|---|
| A0 | COVER SHEET | A8 | BUILDING C - THIRD FLOOR PLAN & ROOF PLAN |
| A1 | STREET SCENES | A9 | BUILDING C - ELEVATIONS |
| L1 | SITE PLAN | A9.1 | BUILDING C - PERSPECTIVE ELEVATIONS |
| L2 | SITE DETAILS | A10 | UNIT FLOOR PLANS |
| L3 | SITE DETAILS | A11 | CLUB HOUSE FLOOR / ROOF PLAN |
| L4 | LANDSCAPE PLAN | A12 | CLUB HOUSE - ELEVATIONS |
| L5 | LANDSCAPE DETAILS | A12.1 | CLUB HOUSE - PERSPECTIVE ELEVATIONS |
| L6 | LANDSCAPE DETAILS | A13 | BUILDING SECTIONS |
| A2 | BUILDING A - FLOOR PLANS AND ROOF PLAN | A14 | DETACHED GARAGE - PLANS AND ELEVATIONS |
| A3 | BUILDING A - ELEVATIONS | A15 | EMERGENCY ACCESS PLAN |
| A3.1 | BUILDING A - PERSPECTIVE ELEVATIONS | | |
| A4 | BUILDING B - FIRST AND SECOND FLOOR PLANS | CIVIL | |
| A5 | BUILDING B - THIRD FLOOR PLAN & ROOF PLAN | SP | PRELIMINARY SITE PLAN |
| A6 | BUILDING B - ELEVATIONS | DA | DISABLED ACCESS PLAN |
| A6.1 | BUILDING B - PERSPECTIVE ELEVATIONS | GR1 | PRELIMINARY GRADING PLAN |
| A7 | BUILDING C - FIRST AND SECOND FLOOR PLANS | UT1 | PRELIMINARY UTILITY PLAN |
| | | DMA1 | PRELIMINARY STORMWATER CONTROL PLAN |
| | | LT1 | PHOTOMETRIC SITE PLAN |
| | | LT2 | PHOTOMETRIC SITE PLAN |

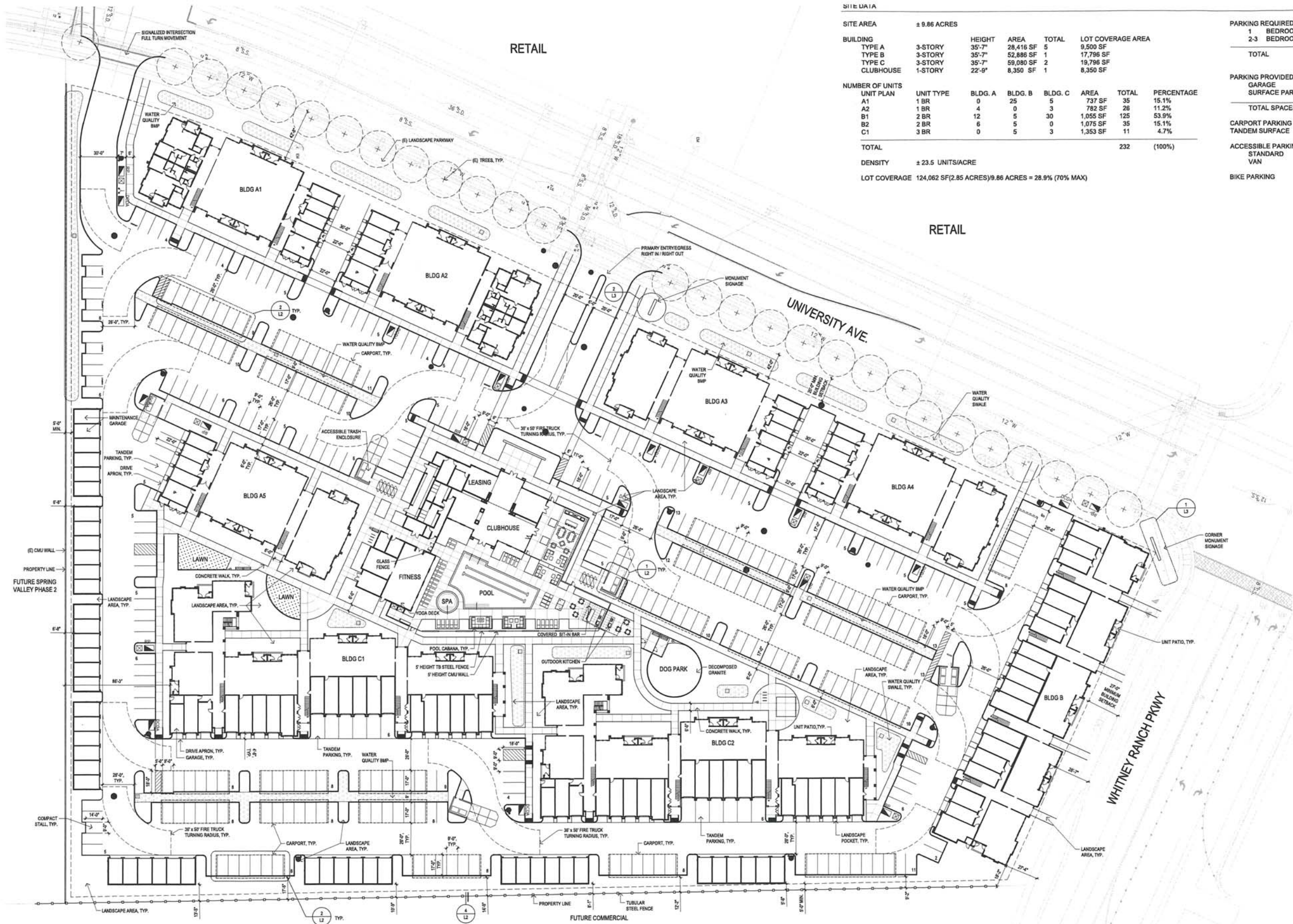
PLACER CREEK APARTMENTS

ROCKLIN, CA



COVER SHEET

DATE: 11/10/17
PROJECT NO: 1134-0005
SCALE:
SHEET: A0



SITE DATA

SITE AREA ± 9.86 ACRES

| BUILDING | | HEIGHT | AREA | TOTAL | LOT COVERAGE AREA |
|-----------|---------|--------|-----------|-------|-------------------|
| TYPE A | 3-STORY | 35'-7" | 28,416 SF | 5 | 9,500 SF |
| TYPE B | 3-STORY | 35'-7" | 52,886 SF | 1 | 17,796 SF |
| TYPE C | 3-STORY | 35'-7" | 59,080 SF | 2 | 19,796 SF |
| CLUBHOUSE | 1-STORY | 22'-9" | 8,350 SF | 1 | 8,350 SF |

| NUMBER OF UNITS | UNIT PLAN | UNIT TYPE | BLDG. A | BLDG. B | BLDG. C | AREA | TOTAL | PERCENTAGE |
|-----------------|-----------|-----------|---------|---------|---------|----------|-------|------------|
| A1 | 1 BR | 0 | 25 | 5 | 3 | 737 SF | 35 | 15.1% |
| A2 | 1 BR | 4 | 0 | 3 | 3 | 782 SF | 26 | 11.2% |
| B1 | 2 BR | 12 | 5 | 30 | 0 | 1,055 SF | 125 | 53.9% |
| B2 | 2 BR | 6 | 5 | 0 | 0 | 1,075 SF | 35 | 15.1% |
| C1 | 3 BR | 0 | 5 | 3 | 3 | 1,353 SF | 11 | 4.7% |

TOTAL 232 (100%)

DENSITY ± 23.5 UNITS/ACRE

LOT COVERAGE 124,062 SF (2.85 ACRES) / 9.86 ACRES = 28.9% (70% MAX)

| PARKING REQUIRED | | | | | |
|------------------|---------|-------------|-------------------|-------------|------------|
| 1 | BEDROOM | (61 UNITS) | $1.5 + 25 = 1.75$ | SPACES/UNIT | 107 SPACES |
| 2-3 | BEDROOM | (171 UNITS) | $2.0 + 25 = 2.25$ | SPACES/UNIT | 385 SPACES |
| TOTAL | | | | | 492 SPACES |

| PARKING PROVIDED | 130 SPACES |
|------------------|------------|
| GARAGE | 368 SPACES |
| SURFACE PARKING | |

TOTAL SPACES 498 SPACES

| CARPORT PARKING | 162 SPACES |
|-----------------|------------|
| TANDEM SURFACE | 17 SPACES |

| ACCESSIBLE PARKING | REQUIRED 7 SPACES | PROVIDED 6 SPACES |
|--------------------|-------------------|-------------------|
| STANDARD VAN | 1 SPACE | 2 SPACES |

| BIKE PARKING | 12 SPACES | 12 SPACES |
|--------------|-----------|-----------|
|--------------|-----------|-----------|

PLACER CREEK APARTMENTS

ROCKLIN, CA



SITE PLAN

DATE: 11.10.2017
PROJECT NO: 1134-0005
SCALE: 1" = 30'-0"
SHEET: L1



BUILDING B

UNIVERSITY AVENUE

WHITNEY RANCH PARKWAY STREET SCENE



WHITNEY RANCH PARKWAY

BUILDING B

BUILDING A4

UNIVERSITY AVENUE STREET SCENE - NORTH



BUILDING A3

MID-BLOCK DRIVEWAY

BUILDING A2

BUILDING A1

UNIVERSITY AVENUE STREET SCENE - SOUTH



PLACER CREEK APARTMENTS

ROCKLIN, CA



STREET SCENES

DATE: 11/10/17
PROJECT NO: 1134-0005
SCALE: 1/16" = 1'-0"
SHEET: A1

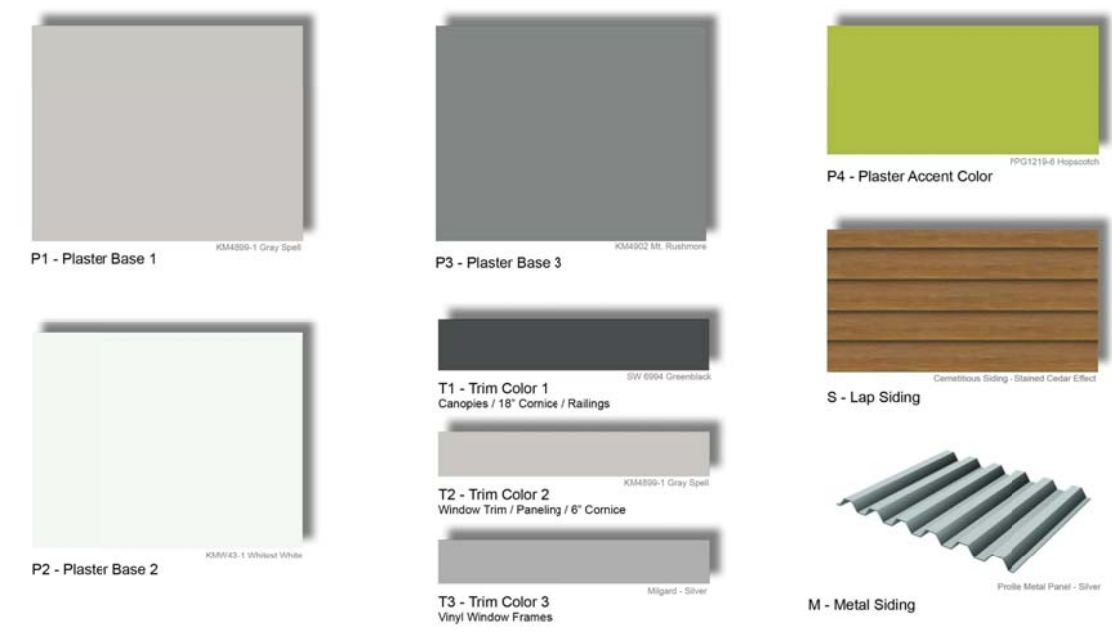


- EXTERIOR KEYNOTES**
- P1 CEMENT PLASTER COLOR P1
 - P2 CEMENT PLASTER COLOR P2
 - P3 CEMENT PLASTER, COLOR P3
 - S CEMENTITIOUS SIDING
 - M PROFILE METAL PANEL SIDING
 - V DECORATIVE VENEER
 - 1 VINYL FRAMED WINDOWS, COLOR T2
 - 2 DECORATIVE TUBE STEEL RAILING, COLOR T1
 - 3 STEEL SHADE AWNING, COLOR T1
 - 4 ALUMINUM STOREFRONT WINDOW SYSTEM
 - 5 PRECAST WAINSCOT AND TRIM, COLOR T1
 - 6 18" DECORATIVE CORNICE, COLOR T1
 - 7 DECORATIVE TRIM
 - 8 MECHANICAL EQUIPMENT OVER CORRIDORS SCREENED BEHIND PARAPET WALL, TYP.

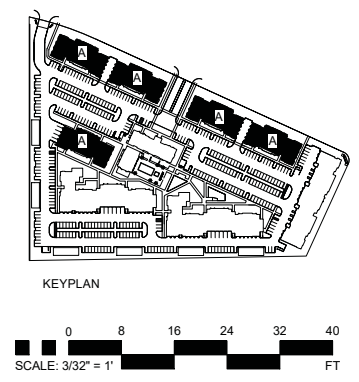
NOTES:

1. SEE LEGEND FOR COLOR SELECTIONS

2. BALCONY ACCENT COLOR OR COLORS TO BE CONFIRMED WITH MOCK-UPS ON SITE, AND MAY VARY FROM THOSE CURRENTLY SHOWN.



COLOR / MATERIAL LEGEND



PLACER CREEK APARTMENTS

ROCKLIN, CA



BUILDING A - ELEVATIONS

DATE: 11/10/17
PROJECT NO: 1134-0005
SCALE: 3/32" = 1'-0"
SHEET: A3



BUILDING A - LEFT PERSPECTIVE | 2



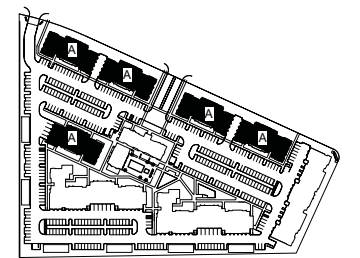
BUILDING A - FRONT PERSPECTIVE | 1



BUILDING A - RIGHT PERSPECTIVE | 4



BUILDING A - REAR PERSPECTIVE | 3



KEYPLAN

PLACER CREEK APARTMENTS

ROCKLIN, CA



BUILDING A - PERSPECTIVE ELEVATIONS

DATE: 11/10/17
PROJECT NO: 1134-0005
SCALE: NOT TO SCALE
SHEET: A3.1



BUILDING B - FRONT
3/32" = 1'-0"

1



BUILDING B - LEFT SIDE
3/32" = 1'-0"

3



BUILDING B - RIGHT SIDE
3/32" = 1'-0"

2



BUILDING B - REAR
3/32" = 1'-0"

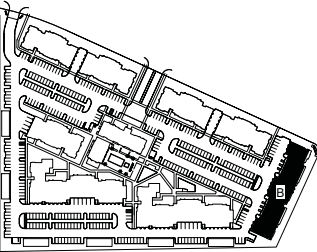
4

EXTERIOR KEYNOTES

- P1 CEMENT PLASTER COLOR P1
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- 7 DECORATIVE TRIM
- 8 MECHANICAL EQUIPMENT OVER CORRIDORS SCREENED BEHIND PARAPET WALL, TYP.

NOTES:

- 1. SEE LEGEND ON SHEET A3 FOR COLOR SELECTIONS
- 2. BALCONY ACCENT COLOR VARIES BY BUILDING BETWEEN C1, C2, AND C3.
- 3. BALCONY ACCENT COLORS TO BE CONFIRMED WITH MOCK-UPS ON SITE, AND MAY VARY FROM THOSE CURRENTLY SHOWN.



KEYPLAN



PLACER CREEK APARTMENTS

ROCKLIN, CA



BUILDING B - ELEVATIONS

DATE: 11/10/17
PROJECT NO: 1134-0005
SCALE: 3/32" = 1'-0"
SHEET: A6



BUILDING B - FRONT PERSPECTIVE

1



BUILDING B - LEFT PERSPECTIVE

3



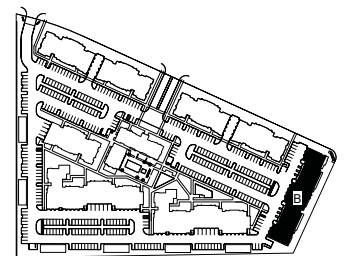
BUILDING B - RIGHT PERSPECTIVE

2



BUILDING B - REAR PERSPECTIVE

4



KEYPLAN

PLACER CREEK APARTMENTS

ROCKLIN, CA



BUILDING B - PERSPECTIVE ELEVATIONS

DATE: 11/10/17
PROJECT NO: 1134-0005
SCALE: NOT TO SCALE
SHEET: A6.1



BUILDING C - FRONT | 1
3/32" = 1'-0"



BUILDING C - LEFT SIDE | 3
3/32" = 1'-0"



BUILDING C - RIGHT SIDE | 2
3/32" = 1'-0"



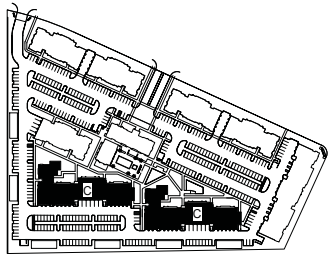
BUILDING C - REAR | 4
3/32" = 1'-0"

EXTERIOR KEYNOTES

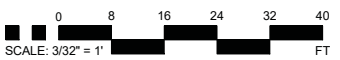
- P1 CEMENT PLASTER COLOR P1
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- 8 MECHANICAL EQUIPMENT OVER CORRIDORS SCREENED BEHIND PARAPET WALL, TYP.

NOTES:

1. SEE LEGEND ON SHEET A3 FOR COLOR SELECTIONS
2. BALCONY ACCENT COLOR VARIES BY BUILDING BETWEEN C1, C2, AND C3.
3. BALCONY ACCENT COLORS TO BE CONFIRMED WITH MOCK-UPS ON SITE, AND MAY VARY FROM THOSE CURRENTLY SHOWN.



KEYPLAN



PLACER CREEK APARTMENTS

ROCKLIN, CA



BUILDING C - ELEVATIONS

DATE: 11/10/17
PROJECT NO: 1134-0005
SCALE: 3/32" = 1'-0"
SHEET: A9



BUILDING C - FRONT PERSPECTIVE |

1



BUILDING C - LEFT PERSPECTIVE |

3



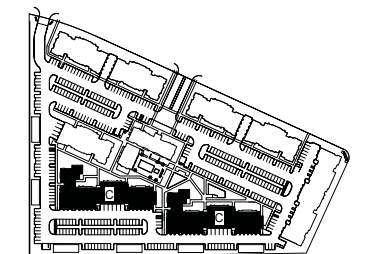
BUILDING C - RIGHT PERSPECTIVE |

2



BUILDING C - REAR PERSPECTIVE |

4



KEYPLAN

PLACER CREEK APARTMENTS

ROCKLIN, CA



BUILDING C - PERSPECTIVE ELEVATIONS

DATE: 11/10/17
PROJECT NO: 1134-0005
SCALE: NOT TO SCALE
SHEET: A9.1



CLUBHOUSE - BACK
1/8" = 1'-0" 2



CLUBHOUSE - FRONT
1/8" = 1'-0" 1



CLUBHOUSE - LEFT
1/8" = 1'-0" 4



CLUBHOUSE - RIGHT
1/8" = 1'-0" 3



P2 - Plaster Base 2



P3 - Plaster Base 3



P3 - Plaster Base 3



T1 - Trim Color 1

T2 - Trim Color 2

T3 - Trim Color 3

Stainless Steel Lintel

at Windows, Doors, and Storefront



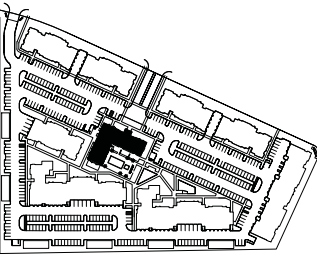
V - Decorative Veneer



M - Metal Siding

EXTERIOR KEYNOTES

- P1 CEMENT PLASTER COLOR P1
- P2 CEMENT PLASTER COLOR P2
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KEYPLAN



PLACER CREEK APARTMENTS

ROCKLIN, CA



CLUB HOUSE - ELEVATIONS

DATE: 11/10/17
PROJECT NO: 1134-0005
SCALE: 1/8" = 1'-0"
SHEET: A12



CLUB HOUSE PERSPECTIVE - FRONT | 1



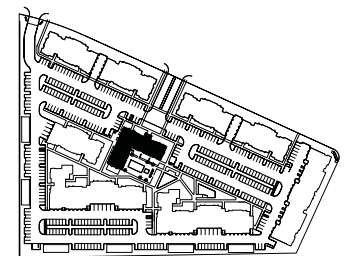
CLUB HOUSE PERSPECTIVE - LEFT | 3



CLUB HOUSE PERSPECTIVE - RIGHT | 2



CLUB HOUSE PERSPECTIVE - BACK | 4



KEYPLAN

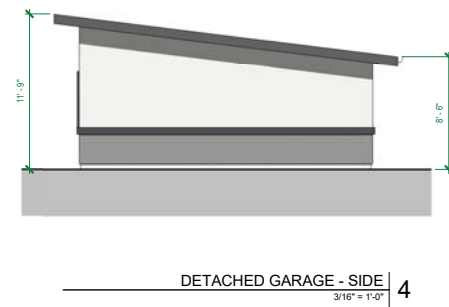
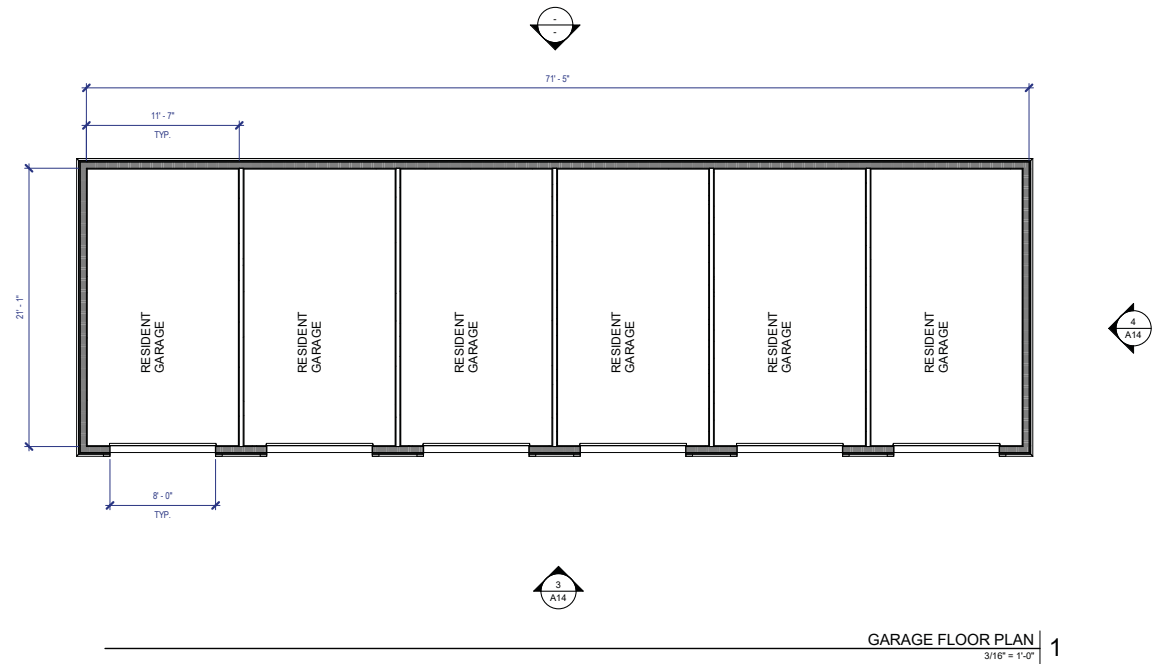
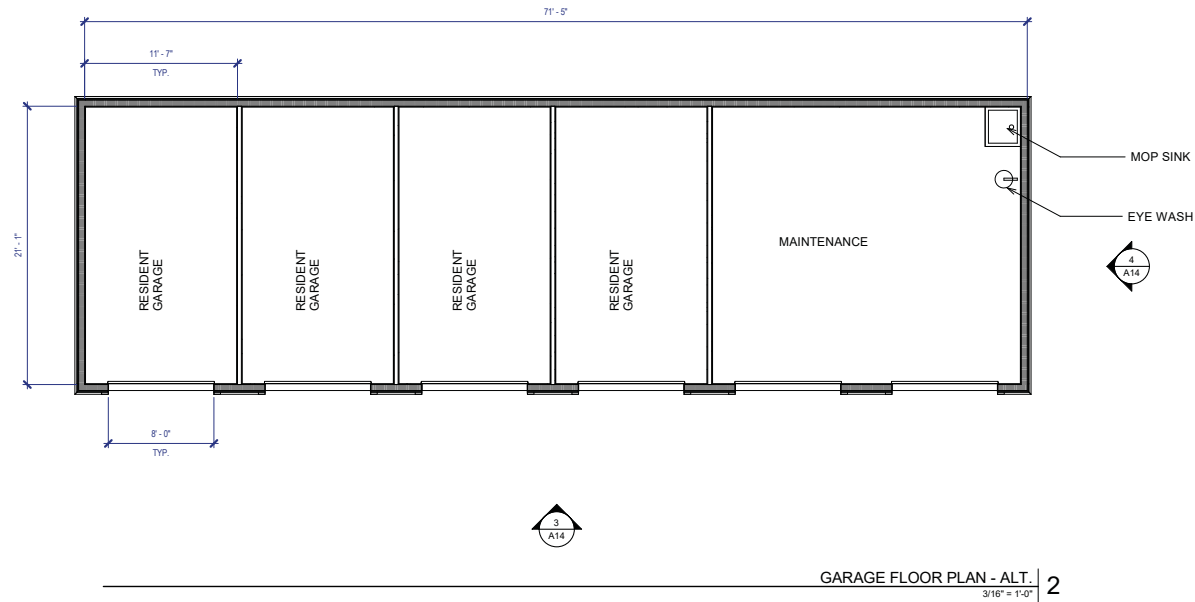
PLACER CREEK APARTMENTS

ROCKLIN, CA



CLUB HOUSE - PERSPECTIVE ELEVATIONS

DATE: 11/10/17
PROJECT NO: 1134-0005
SCALE: NOT TO SCALE
SHEET: A12.1



NOTE:
-SEE SITE PLAN FOR GARAGE LOCATIONS



PLACER CREEK APARTMENTS

ROCKLIN, CA



DETACHED GARAGE - PLANS AND ELEVATIONS

DATE: 11/10/17
PROJECT NO: 1134-0005
SCALE: 1/8" = 1'-0"

SHEET: A14

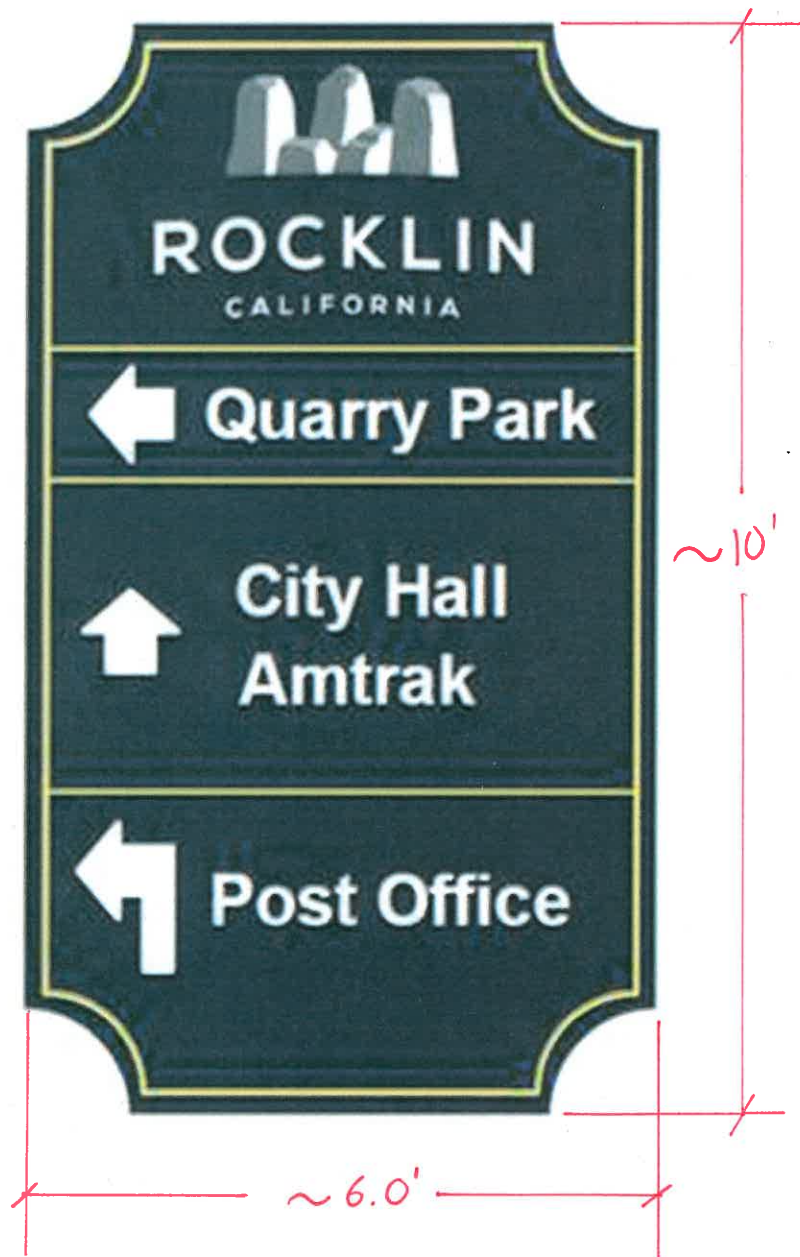
ARC Agenda Item 5

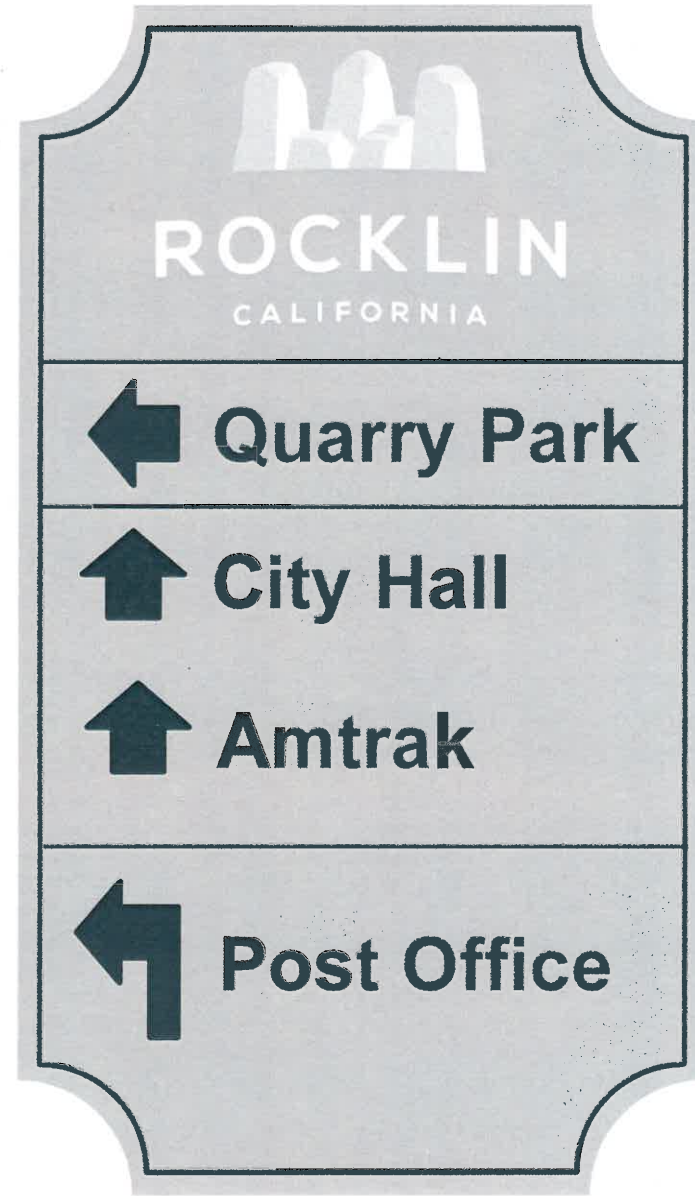
NIELLO PORSCHE PHASE 2 EXTERIOR MODIFICATIONS

SUPPORTING ACTIONS FOR OBJECTIVE 1.9 (continued)

| | Supporting Actions | Success Indicators | General Plan Relationship | Lead Dept. | Date |
|--------|--|--|---|-----------------|------|
| 1.9e | Creation of a Roundabouts 1st Policy Document | Adoption and implementation of the Roundabout 1st Policy. | <p>C-7 Monitor traffic on City streets to determine improvements needed to maintain an acceptable Level of Service.</p> <p>C-15 Reduce the potential for the use of local residential streets as shortcuts for through traffic on streets that are not improved to full City standards.</p> <p>C-22 Interconnect traffic signals and/or consider the use of roundabouts where financially feasible and warranted to provide flexibility in controlling traffic movements at intersections.</p> <p>C-56 Improve bicyclist and pedestrian safety through such methods as signage, lighting, traffic controls, and crosswalks.</p> | Engineering | Q3 |
| * 1.9f | Design and Construct wayfinding sign project for the Quarry District | <p>Establish a design model for all signage.</p> <p>Construct and install signs throughout the area.</p> | LU-31 Promote and renew as needed, the Pacific Street, Rocklin Road, Sunset Blvd., Granite Drive, Lone Tree, Blue Oaks, and the Highway 65 corridor business districts in order to provide diversified business opportunities and greater pedestrian orientation | Public Services | Q7 |

→ JAN-MARCH





Quarry District Wayfinding

