



**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.